SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Abbreviated Analysis
HEARING DATE: SEPTEMBER 19, 2019

CONTINUED FROM: JULY 11, 2019 HEARING

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	September 9, 2019
Case No.:	**2017-002545DRP-03**
Project Address:	**2417 Green Street**
Permit Application:	2017.04.28.5244
Zoning:	RH-1 (Residential, House, One-Family) 40-X Height and Bulk District
Block/Lot:	0560 / 028
Applicant:	Chris Durkin 474 Euclid Avenue San Francisco, CA 94118
Staff Contact:	Christopher May – (415) 575-9087 christopher.may@sfgov.org
Recommendation:	**Take DR and approve as revised**

PROJECT DESCRIPTION

As initially submitted in April, 2017, the project proposed to construct one- and three-story horizontal rear additions, 3rd and 4th floor vertical additions, and to lower all floor plates within the existing single-family dwelling by approximately 2 feet. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. The project also proposed alterations to the front façade, interior modifications including the expansion of the existing basement level garage to accommodate another off-street parking space, and the partial excavation and terracing of the rear yard.

Since the October 23, 2017 neighborhood notification and subsequent filings of three requests for Discretionary Review, the project sponsor has revised the project by proposing to include a one-bedroom accessory dwelling unit (ADU) occupying the entire first floor of the project, which measures approximately 1,023 square feet. The revised project also proposes changes to the alterations to the front façade, including smaller window openings, wood windows instead of aluminum clad windows and dark painted trim. No changes have been made to the originally-proposed massing of the building.

Planning Department staff reviewed the demolition calculation statistics and determined that the revised project is not considered to be tantamount to demolition, per Section 317 of the Planning Code. The revised project is not seeking any variances or modifications to the requirements of the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The project site is a rectangular-shaped lot located on the south side of Green Street in the Pacific Heights neighborhood, and is developed with a four-story-over-garage, single-family dwelling constructed circa 1908. The lot is approximately 25 feet wide, 100 feet deep and 2,500 square feet in size. The lot slopes

steeply upward from the street such that the garage level and approximately half of the first floor are below existing grade at the rear of the building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Pacific Heights neighborhood is also within the area subject to the Cow Hollow Neighborhood Design Guidelines, and is characterized primarily by a mix of three- and four-story single-family homes, constructed from the early 1900s through the 1920s. This portion of the neighborhood is zoned primarily RH-1 (Residential, House, One-Family), however the neighborhood transitions further to the east along Green Street beyond Pierce Street, where the majority of properties are zoned RH-2 (Residential, House, Two-Family) and RH-3 (Residential, House, Three-Family). Immediately to the west of the subject property is a three-story single-family dwelling that extends approximately 35 feet beyond the existing rear wall of the subject building. It has several property line windows overlooking the subject building and its rear yard. The building immediately adjacent to the subject property on the east side is a four-story-over-garage single-family dwelling which is approximately the same depth as the subject building. Green Street slopes laterally downward, to the east, and the steep upsloping topography on the south side of the street results in each of the buildings being a story shorter at the rear, including the subject property.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATES	ORIGINAL DR HEARING DATE	FILING TO ORIGINAL HEARING TIME
311 Notice	30 days	October 23, 2017 – November 22, 2017	November 17-21 2017	July 12, 2018	238-242 days

DISCRETIONARY REVIEW HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	June 21, 2019	June 21, 2019	20 days
Mailed Notice	20 days	June 21, 2019	June 21, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	3 (2421 Green Street, 2415 Green Street and 2727 Pierce Street) – DR Requestors	--
Other neighbors on the block or directly across the street	--	6	--
Neighborhood groups	--	-	--

No other neighborhood comments have been received regarding this project.

DR REQUESTORS

Susan Byrd & Mark Lampert, owners of 2415 Green Street.
Philip Kaufman, owner of 2421 Green Street.
Louise & Carlos Bea, owners of 2727 Pierce Street.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated November 17 and 21, 2017.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review,* dated June 27, 2018.

ENVIRONMENTAL REVIEW

On May 16, 2017, Environmental Planning staff issued a Categorical Exemption for the original project pursuant to CEQA Guideline Section 15301 (Class 1 - 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).

On November 22, 2017, an appeal of the CEQA document was filed with the Board of Supervisors, on the basis that the project would have significant impacts on an adjacent historic resource (2421 Green Street).

Based on the facts presented to the Board at its January 9, 2018 hearing, the Board of Supervisors upheld the appeal, finding that that the project was not categorically exempt from further environmental review, and reversed the determination by the Planning Department.

On February 7, 2018, the project sponsor submitted a revised Environmental Evaluation application, including a revised geotechnical report, a vibration report, a revised historic resource evaluation response, and confirmation from the Department of Public Health that the project sponsor has conducted soil testing and had enrolled in the Maher program.

On June 26, 2019, Environmental Planning staff issued a Preliminary Mitigated Negative Declaration, which was subsequently appealed by Richard Drury of Lozeau Drury, LLP, on behalf of the owner of 2421 Green Street, also one of the DR requestors. Environmental Planning staff have reviewed the PMND appeal, which asserts that impacts from the project on adjacent properties warrant the preparation of an Environmental Impact Report (EIR). Staff is of the opinion that no substantial evidence of a significant environmental effect has been presented that would warrant preparation of an EIR and therefore recommends that the Planning Commission adopt the motion to uphold the PMND.

The Commission's action with respect to the requests for Discretionary Review constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.11(h).

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

The Residential Design Advisory Team reviewed the project as it was initially submitted on September 6, 2017 and found that the project met the general intent of the Residential Design Guidelines and the Cow Hollow Design Guidelines. RDAT again reviewed the project, on December 20, 2017, following the submission of the three DR requests. The DR Requestors allege that the project is not adequately "terraced", per the Cow Hollow Neighborhood Design Guidelines. The Department notes that while respecting the topography of a site is applicable to all development projects in Cow Hollow, the project is located on a laterally-sloping lot, whereas the "terracing" guidelines illustrate scenarios where terracing is recommended for only upsloping or downsloping lots. Nevertheless, RDAT found that the project appropriately respects the neighborhood's topography and the architectural context, preserving the stepping down the hill along Green Street. The proposed rear addition averages between the rear walls of the adjacent buildings and massing is reduced on upper levels, maintaining privacy as well as access to light, air and midblock open space. The volume and massing of the addition is consistent with the Cow Hollow Neighborhood Design Guidelines.

The Residential Design Advisory Team did recommend that, in order to ensure that the type, finish, and quality of the project materials is compatible with those used in the surrounding Cow Hollow neighborhood, the existing windows on the front façade should either be repaired or replaced in-kind with new wood or aluminum clad wood windows. In response, the project sponsor has submitted a revised front elevation indicating that the replacement windows will be smaller than originally proposed and would be clad in wood and painted in a dark trim.

After having reviewed the revised proposal, Planning Department staff has determined that the revised project meets the intent of the RDAT's request and therefore does not contain or create exceptional or extraordinary circumstances. Specifically, the DR Requestors' concerns regarding the loss of light and privacy are neither extraordinary nor exceptional as the depth, massing and side setbacks of the rear addition are appropriate and maintain access to the midblock open space from all of the DR Requestors' properties.

In addition, the Planning Department notes that the proposed accessory dwelling unit on the first floor accounts for almost all of the 1,078 square feet of floor area added to the building, while the primary dwelling unit will actually decrease in size from 4,118 square feet to 4,092 square feet. The remainder of the additional habitable floor area is for shared access to the garage level.

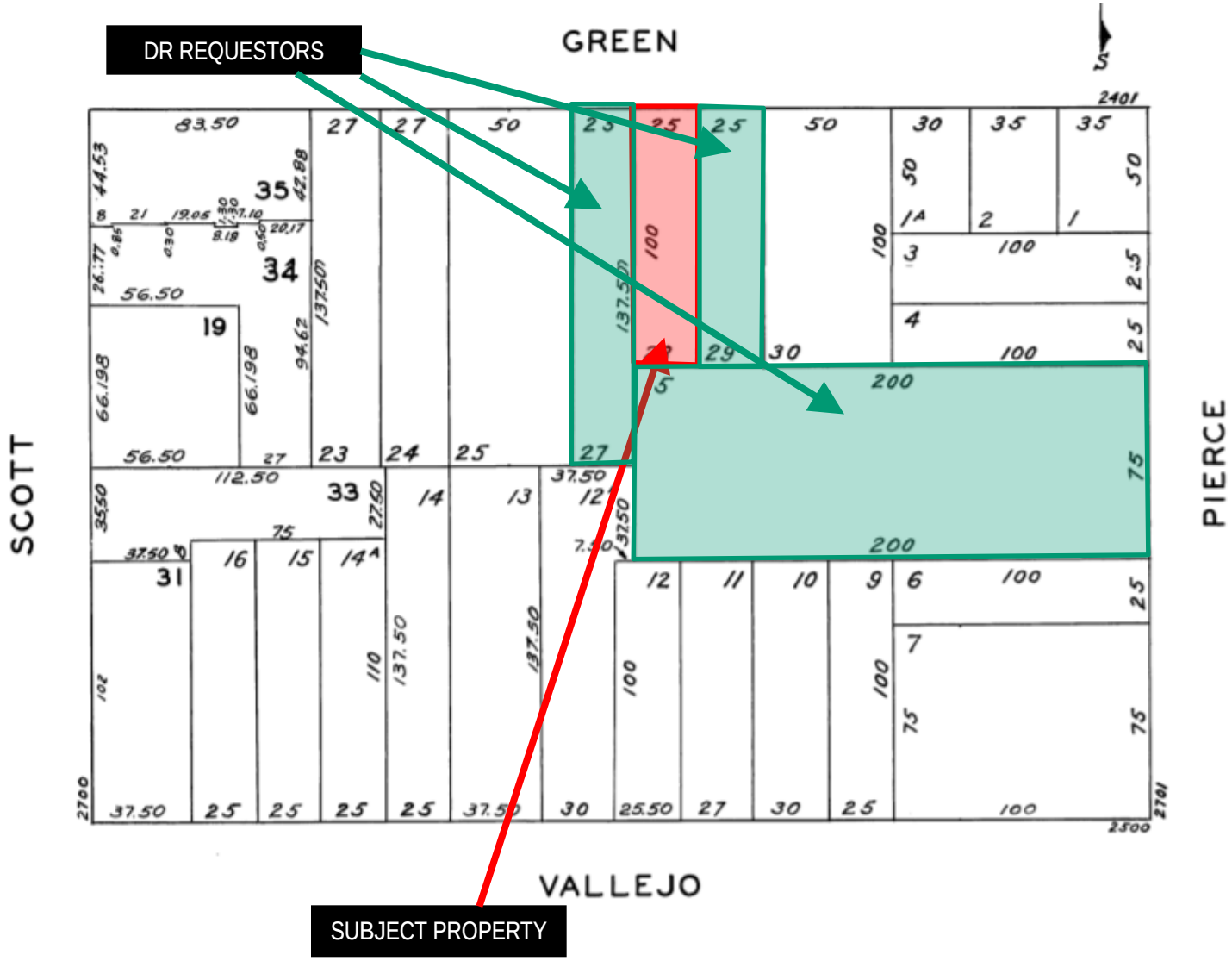
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION:	**Take DR and approve project as revised**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
PMND dated June 26, 2019

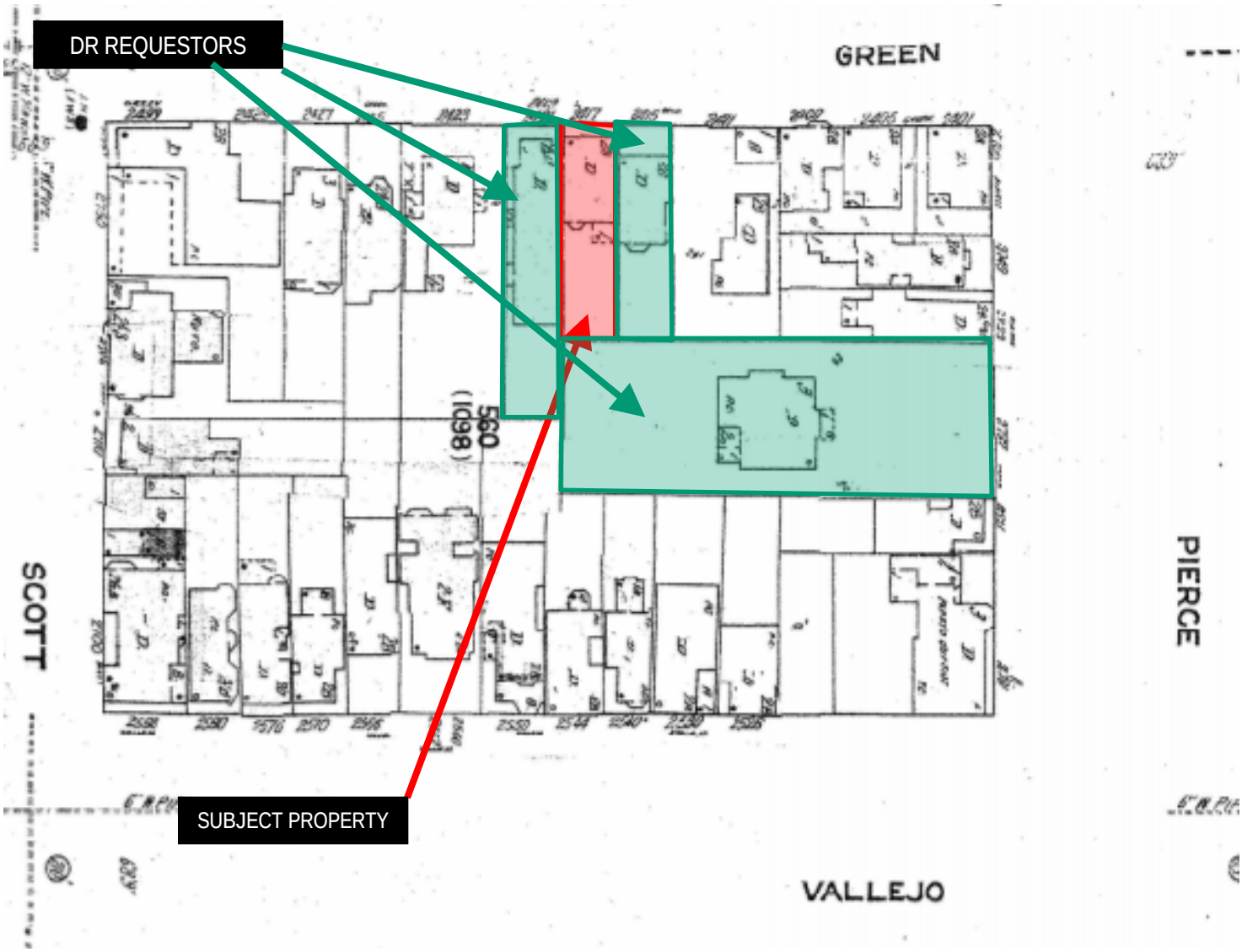
Section 311 Notice and Plans
DR Applications dated November 17 and 21, 2017
Public Correspondence
Project Sponsor Response to DR Application dated June 27, 2018
Revised Plans dated June 6, 2018
DR Requestor Submittals dated September 24 and 25, 2018
Project Sponsor Submittal dated November 19, 2018

Parcel Map



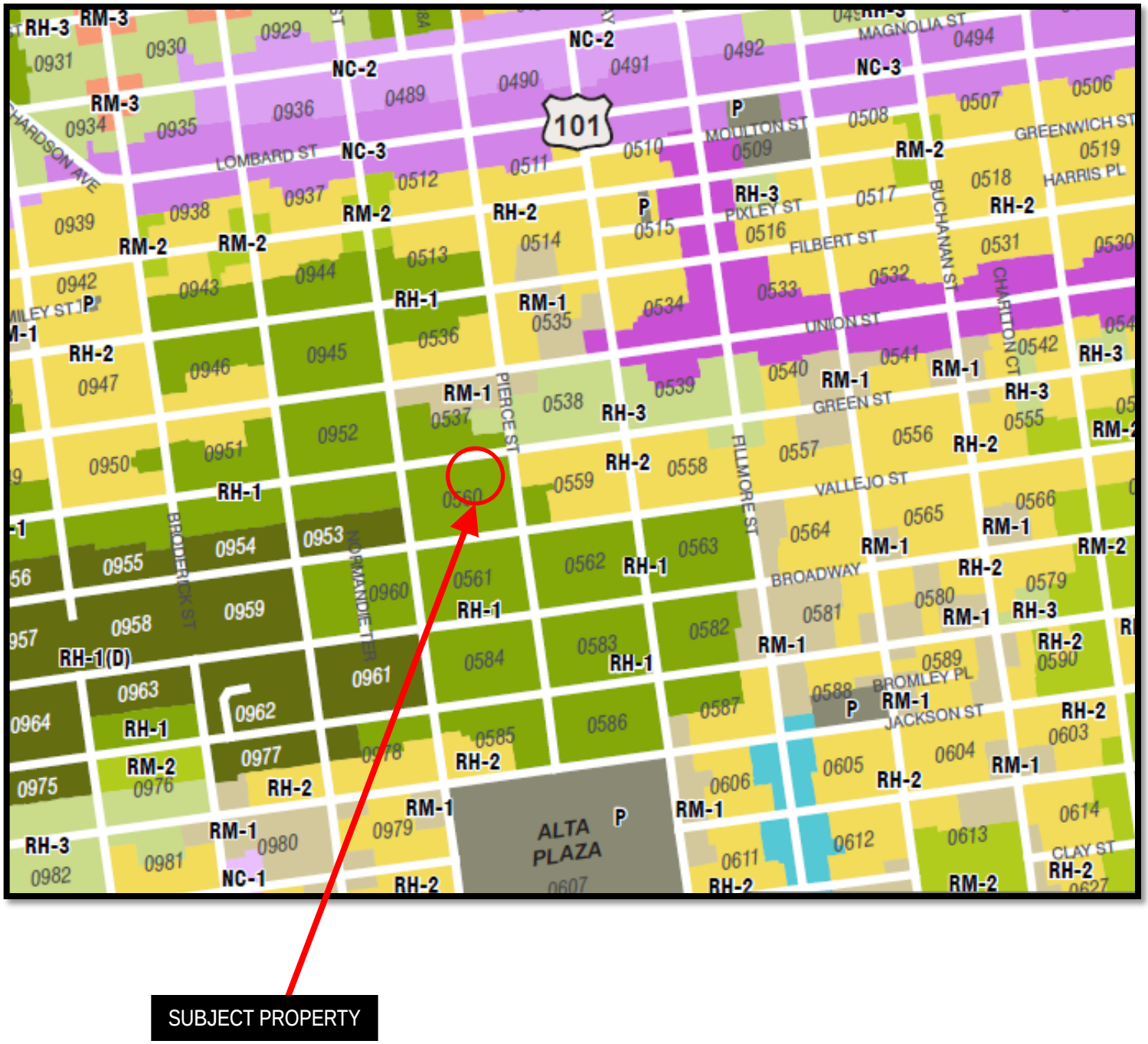
Discretionary Review Hearing
Case Number 2017-002545DRP-03
2417 Green Street

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



Discretionary Review Hearing
Case Number 2017-002545DRP-03
2417 Green Street

SAN FRANCISCO
PLANNING DEPARTMENT

Height & Bulk Map

Discretionary Review Hearing
Case Number 2017-002545DRP-03
2417 Green Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

(Facing South)

Discretionary Review Hearing
Case Number 2017-002545DRP-03
2417 Green Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

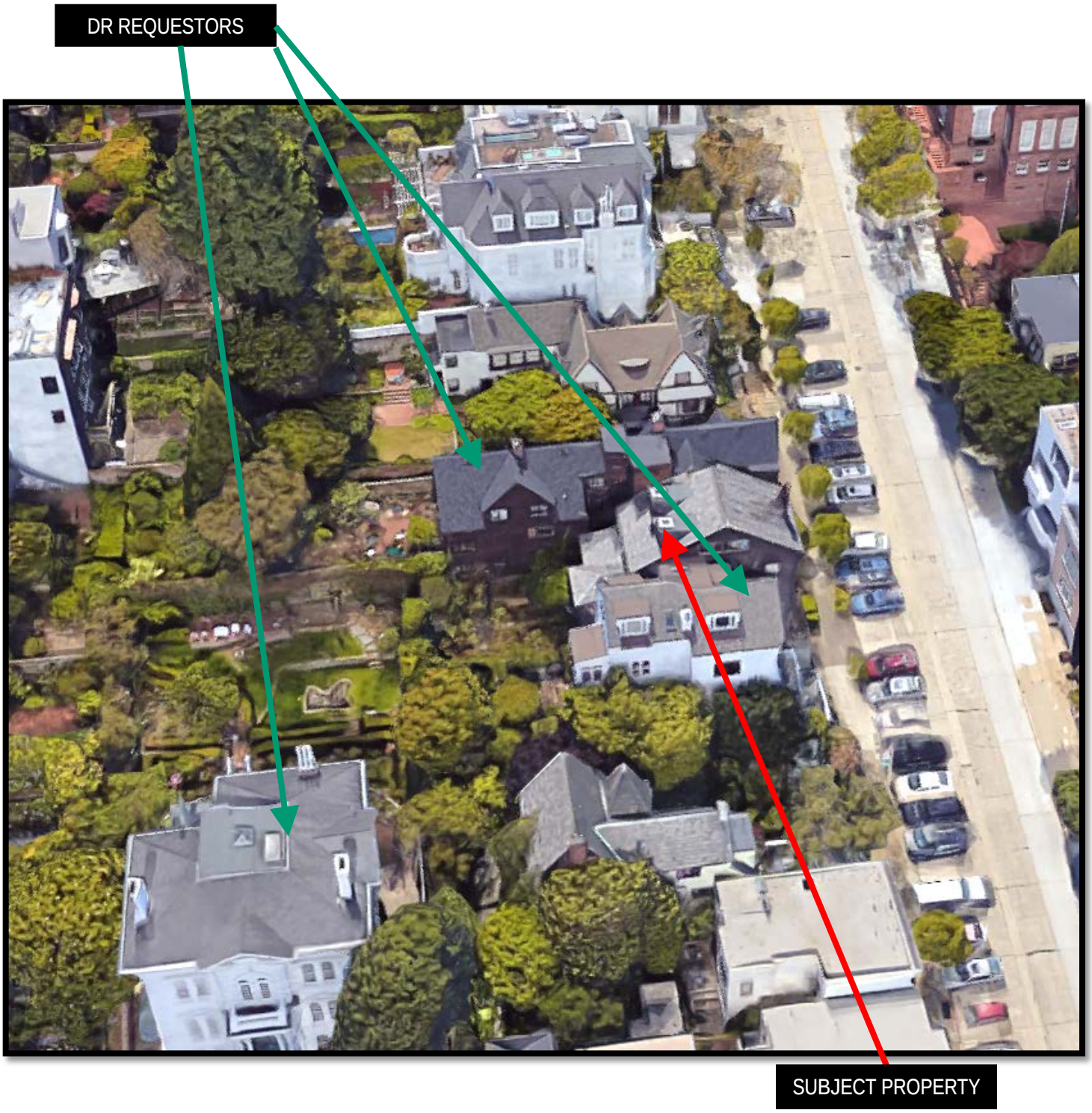
(Facing North)

Discretionary Review Hearing
Case Number 2017-002545DRP-03
2417 Green Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

(Facing West)



Discretionary Review Hearing
Case Number 2017-002545DRP-03
2417 Green Street

SAN FRANCISCO
PLANNING DEPARTMENT

Site Photo

Discretionary Review Hearing
Case Number 2017-002545DRP-03
2417 Green Street

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Suite 400
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Preliminary Mitigated Negative Declaration

Date:	June 26, 2019
Case No.:	**2017-002545ENV**
Project Title:	**2417 Green Street**
BPA No.:	201704285244
Zoning:	RH-1 [Residential-House, One Family] Use District 40-X Height and Bulk District
Block/Lot:	0560/028
Lot Size:	2,500 square feet
Project Sponsor	Chris Durkin, 2417 Green Street, LLC (415) 407-0486
Lead Agency:	San Francisco Planning Department
Staff Contact:	Jeanie Poling – (415) 575-9072 jeanie.poling@sfgov.org

PROJECT DESCRIPTION:

The project site is on the south side of Green Street on the block bound by Green, Pierce, Scott, and Vallejo streets in the Pacific Heights neighborhood. The 2,500-square-foot project site contains a vacant four-story single-family residential building constructed circa 1905. The residence encompasses the front (northern) two thirds of the lot. The property at its Green Street frontage slopes with an elevation of approximately 150 feet along the western (up slope) side to 145 feet along eastern (down-slope) side. The project would lower building floor plates by approximately 2 feet, construct one- and three-story horizontal rear additions, and construct third and fourth floor vertical additions above a portion of the existing building. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. A one-bedroom accessory dwelling unit measuring approximately 1,023 square feet would be added on the first floor. The project also proposes a partial excavation of the rear yard for a sunken terrace, façade alterations, interior modifications, and expansion of the existing basement level garage to accommodate one additional vehicle, for a total of two vehicle parking spaces.

FINDING:

This project could not have a significant effect on the environment. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining the Significance of the Environmental Effects Caused by a Project), 15065 (Mandatory Findings of Significance), and 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration), and the following reasons as documented in the initial evaluation (initial study) for the project, which is attached.

A mitigation measure is included in this project to avoid potentially significant effects. See page 80.

cc:	Chris Durkin, Project Sponsor	Distribution List
	Christopher May, Current Planning Division	Interested Parties
	Supervisor Catherine Stefani, District 2	Virna Byrd, M.D.F.

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SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **April 28, 2017**, the Applicant named below filed Building Permit Application No. **2017.04.28.5244** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	**2417 Green Street**	Applicant:	**Chris Durkin**
Cross Street(s):	**Pierce and Scott Streets**	Address:	**474 Euclid Ave**
Block/Lot No.:	**0560/028**	City, State:	**San Francisco, CA 94118**
Zoning District(s):	**RH-1 / 40-X**	Telephone:	**(415) 407-0486**
Record No.:	**2017-002545PRJ**	Email:	**chris@durkinincorporated.com**

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		
☐ Demolition	☐ New Construction	☐ Alteration
☐ Change of Use	☒ Façade Alteration(s)	☐ Front Addition
☒ Rear Addition	☐ Side Addition	☒ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0 feet	No Change
Side Setbacks	None	West side: 0-3 feet (1st floor), 4 feet (2nd- 4th floors) East side: 0 feet (1st floor), 4 feet (2nd & 3rd floors), 7 feet (4th floor)
Building Depth	58 feet	75 feet
Rear Yard	40 feet (1st floor), 42 feet (2nd floor), 54 feet (3rd & 4th floors)	25 feet (1st floor), 30 feet (2nd & 3rd floors), 45 feet (4th floor)
Building Height	45 feet	43 feet
Number of Stories	4	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	2

PROJECT DESCRIPTION

The proposal is to lower all floor plates by approximately 2 feet, construct 1- and 3-story horizontal rear additions, as well as 3rd and 4th floor additions above the existing single-family dwelling. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. The project also proposes façade alterations, interior modifications including the expansion of the existing basement level garage to accommodate another vehicle and the partial excavation of the rear yard. See attached plans.

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: Christopher May
Telephone: (415) 575-9087
E-mail: christopher.may@sfgov.org

Notice Date: 10/23/2017
Expiration Date: 11/22/2017

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.

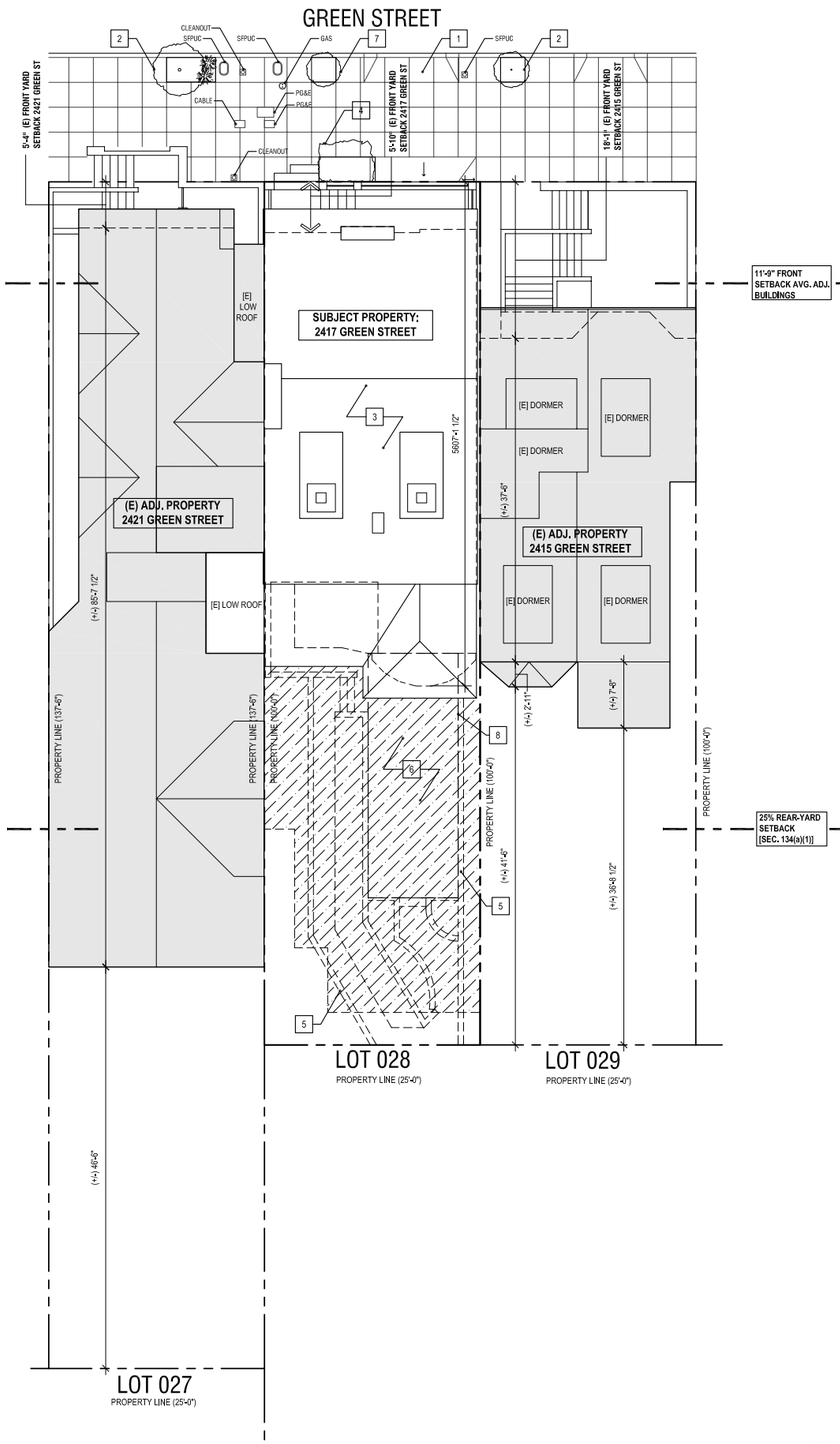
BOARD OF APPEALS

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

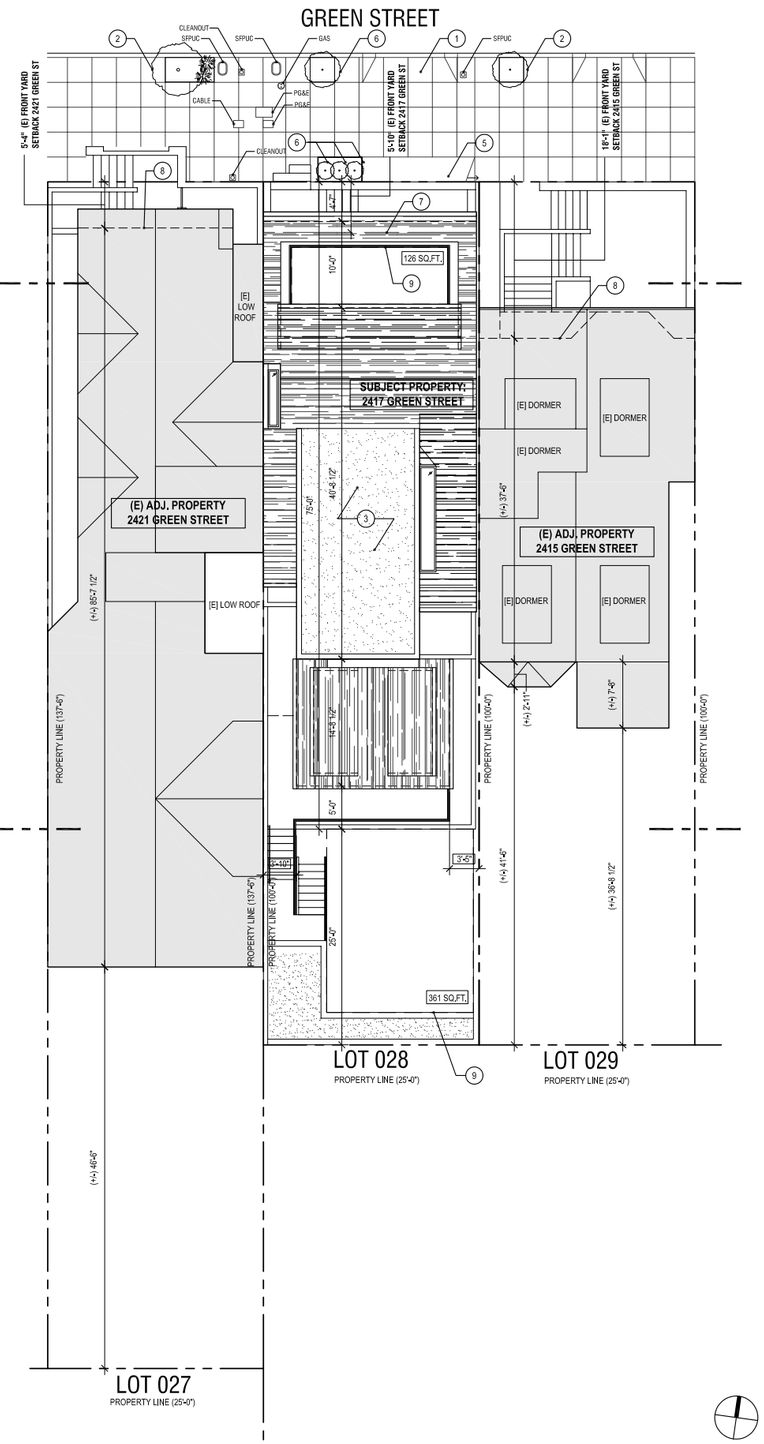
This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can 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.



1 EXISTING / DEMO SITE PLAN

1/8"=1'-0"



2 PROPOSED SITE PLAN

1/8"=1'-0"

8 0 8 16

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

GENERAL SITE PLAN NOTES

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
2. REFER TO SHEETS D1.0-D1.5 AND A1.0-A1.5 FOR ADDITIONAL FLOOR PLANS AND INFORMATION

DEMOLITION SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF [E] BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. REMOVE [E] WALLS & LANDSCAPING. TEMPORARILY BRACE SOIL TO PREVENT EROSION AND DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS PER SFBMP
6. EXCAVATE AS REQUIRED FOR [N] CONSTRUCTION
7. REMOVE [E] SIDEWALK LANDSCAPING
8. OUTLINE OF [E] USABLE OPEN SPACE (+/-)296 SQ.FT.

PROPOSED SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF PROPOSED BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. [E] RAMP AT GARAGE TO REMAIN
6. [N] STREET TREE
7. (E) FRONT WALL TO REMAIN AT SUBJECT PROPERTY
8. (E) FRONT WALL TO REMAIN AT ADJACENT PROPERTY
9. OUTLINE OF [N] USABLE OPEN SPACE (+/-)487 SQ.FT.

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQ'S.

- ZONING DISTRICT:	RH-1 (RESIDENTIAL - HOUSE, ONE FAMILY)
- MIN. LOT AREA:	2500 SQ.FT.
- MIN. LOT WIDTH:	25'-0"
- SIDE YARD SETBACK:	NONE REQUIRED
- FRONT YARD SETBACK:	BASED ON AVERAGE OF ADJACENT PROPERTIES. IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15' OR 15% OF LOT DEPTH.
- REAR YARD SETBACK:	- 25% OF THE TOTAL LOT DEPTH, BUT IN NO CASE LESS THAN 15'. [REF. SEC. 134(a)(1)]
- PERMITTED OBSTRUCTIONS:	PERMITTED OBSTRUCTIONS INTO SETBACKS: MIN. 7'-6" HEADROOM FOR OVERHEAD HORIZONTAL PROJECTIONS. MAX. 3'-0" DEPTH FOR PROJECTIONS INTO REQUIRED OPEN AREA. THE COMBINED LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA IS LIMITED TO 2/3 OF THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL. (REF. SEC. 136 (c)(3))
- OPEN SPACE:	- 300 SQ.FT. MIN AREA: 6'-0" MIN DIMENSION & 36 SQ.FT. MIN AREA ON DECK OR BALCONY; 10'-0" MIN DIMENSION & 100 SQ.FT. MIN AREA ON GRADE. (REF. SEC. 135 & TABLE 135A) - OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY
- MAX. HEIGHT LIMIT:	- 35' [REF. SEC. 261(b)(1)] - 30' AT FRONT SETBACK, THEN INCREASE AT AN ANGLE OF 45 DEGREES TOWARD THE REAR OF LOT UNTIL THE HEIGHT LIMIT IS 35' [REF. SEC. 261(c)(1)] - HEIGHT LIMIT AT THE FRONT PORTION OF THE BUILDING CAN BE INCREASED TO THE AVERAGE OF THE HEIGHTS OF THE TWO ADJACENT BUILDINGS [REF.SEC. 261(b)(2)] - DORMERS AT ROOF CAN BE EXEMPT FROM HEIGHT LIMIT UP TO 10' ABOVE HEIGHT LIMIT, SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED [REF. SEC. 261(b)(1)(B)]
- NUMBER OF PARKING SPACES:	ONE SPACE MIN PER DWELLING UNIT (REF. TABLE 151); THREE SPACES MAX WHERE ONE SPACE IS REQUIRED (REF. SEC. 151(c)).
- BICYCLE PARKING:	ONE CLASS 1 SPACE PER DWELLING UNIT IS REQUIRED (REF. TABLE 155.2.10 & ZONIN ADMINISTRATOR BULLETIN NO.9)

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

NOT FOR CONSTRUCTION

Job No. 16112

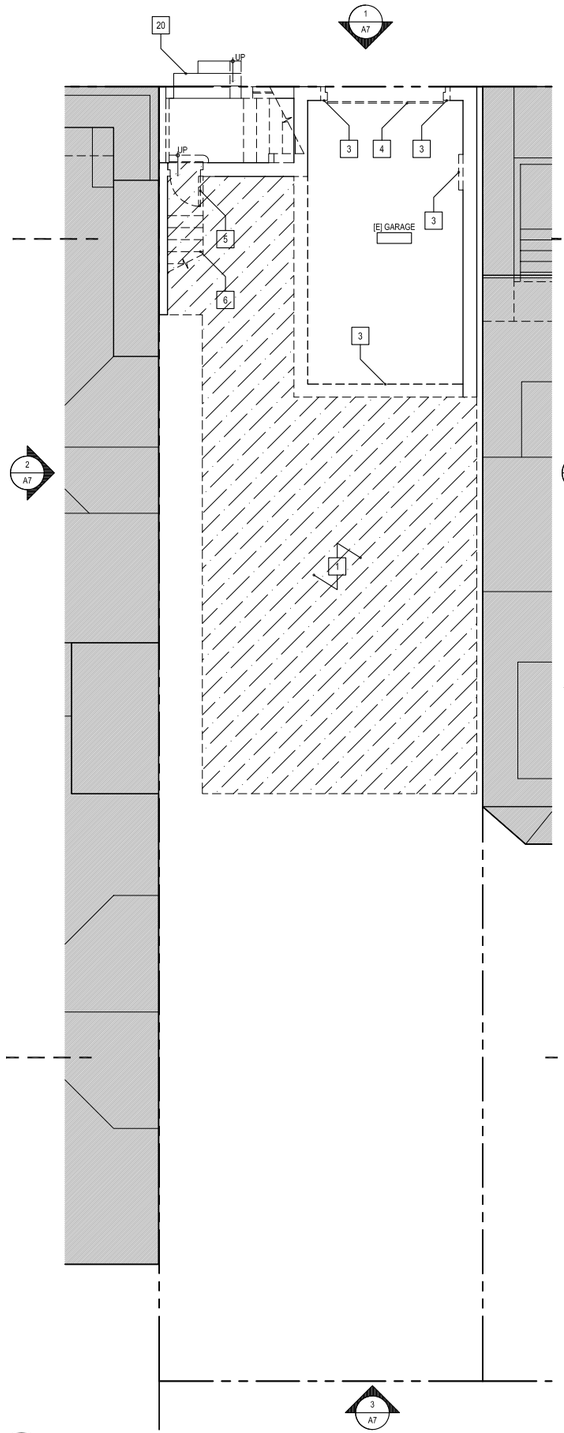
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02 10 17
	PRE-APPLICATION PLAN REVIEW	02 24 17
	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 28 17
	PROGRESS DD SET	07 24 17
	311 NOTIFICATION	09 27 17

Drawing Title

EXISTING AND PROPOSED SITE PLAN

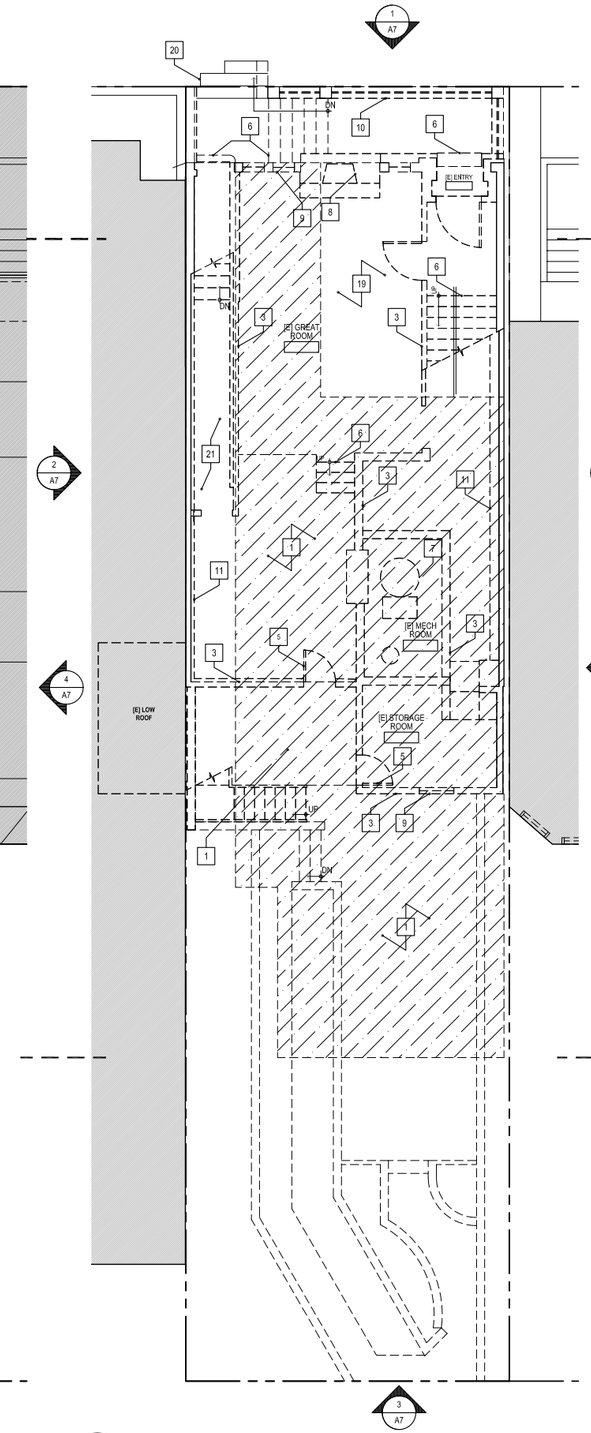
Sheet Number

A1



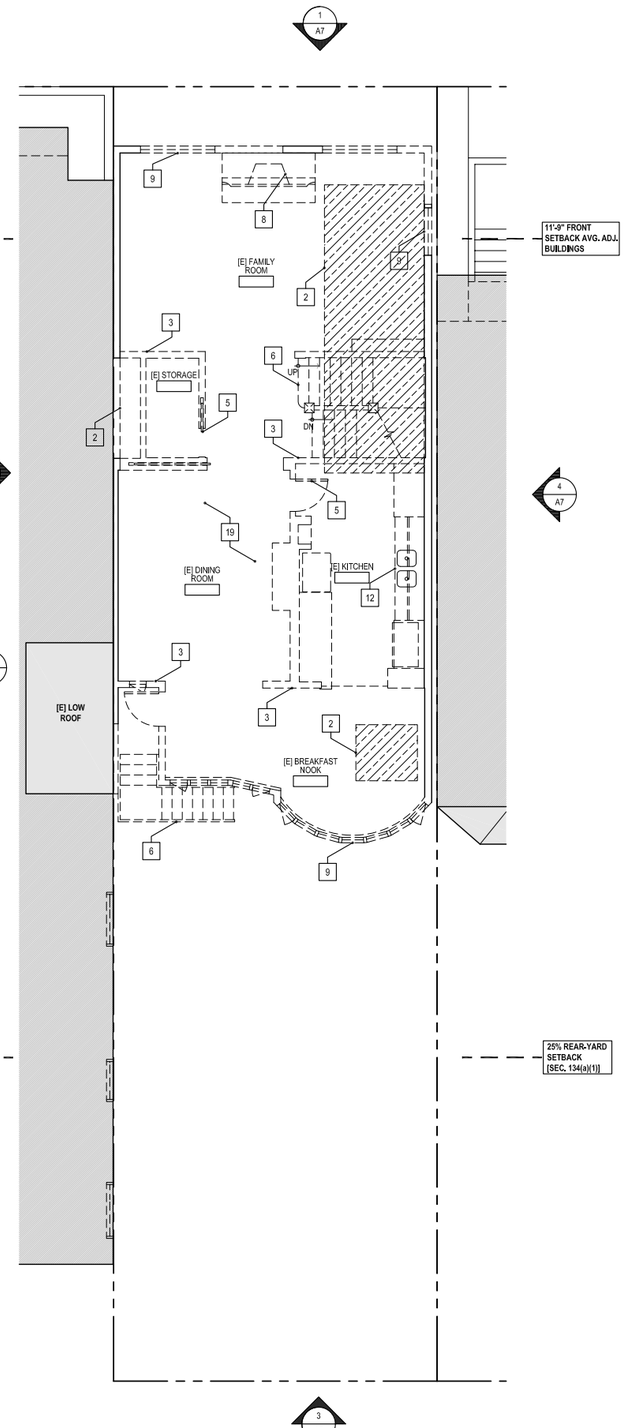
1 EXISTING/DEMO BASEMENT PLAN

3/16"=1'-0"



2 EXISTING/DEMO 1ST FLOOR PLAN

3/16"=1'-0"



3 EXISTING/DEMO 2ND FLOOR PLAN

3/16"=1'-0"

8 0 8 16

SCALE IN FEET: 3/16" =1'-0"

GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1	EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2	REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3	REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4	REMOVE [E] GARAGE DOOR
5	REMOVE [E] DOOR
6	REMOVE [E] STAIR
7	REMOVE [E] MECHANICAL EQUIPMENT
8	REMOVE [E] FIREPLACE
9	REMOVE [E] WINDOW ASSEMBLY
10	REMOVE [E] GUARDRAIL
11	REMOVE INTERIOR WALL FINISH
12	REMOVE [E] PLUMBING FIXTURE
13	REMOVE [E] CASEWORK
14	REMOVE [E] DORMER
15	REMOVE [E] CHIMNEY
16	[E] ROOF TO BE REMOVED BELOW
17	[E] ROOF ABOVE
18	[E] ROOF TO REMAIN
19	[E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 D.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20	[E] STEPS TO REMAIN
21	EXCAVATE AS REQUIRED TO PERFORM [N] WORK AT SIDE PROPERTY LINE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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NOT FOR CONSTRUCTION

Job No. 16112

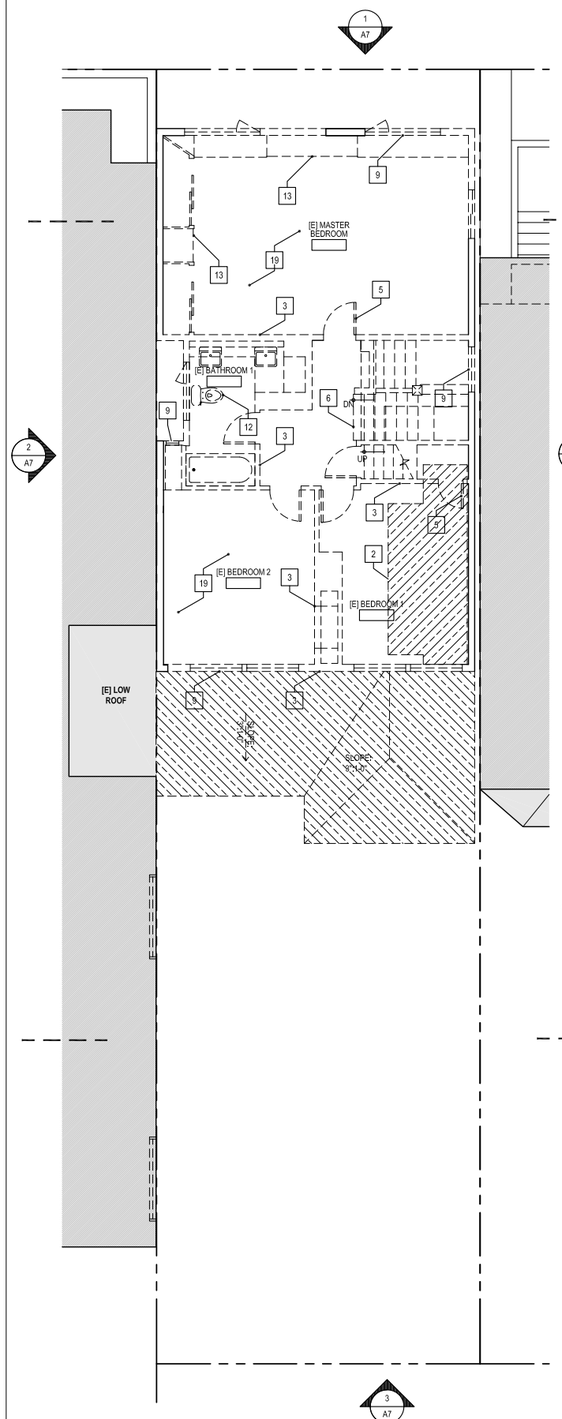
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02 10 17
	PRE-APPLICATION PLAN REVIEW	02 24 17
	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 28 17
	PROGRESS DD SET	07 24 17
	311 NOTIFICATION	09 27 17

Drawing Title

EXISTING/DEMOLITION FLOOR PLANS

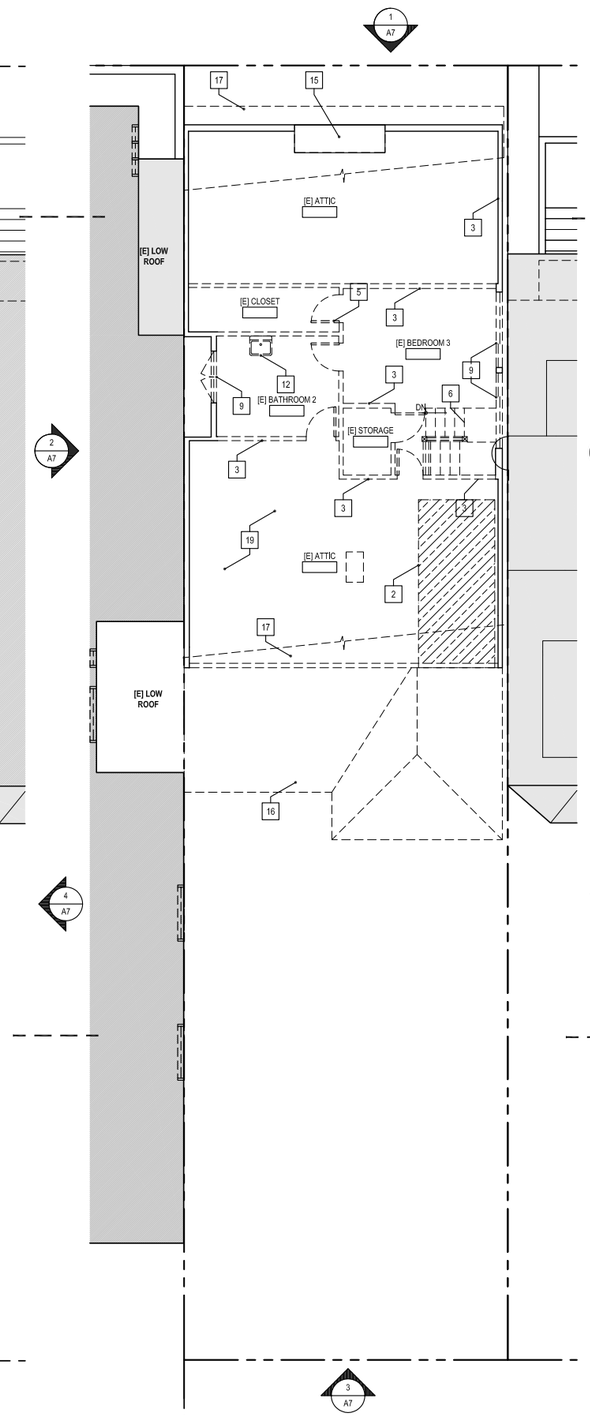
Sheet Number

A2



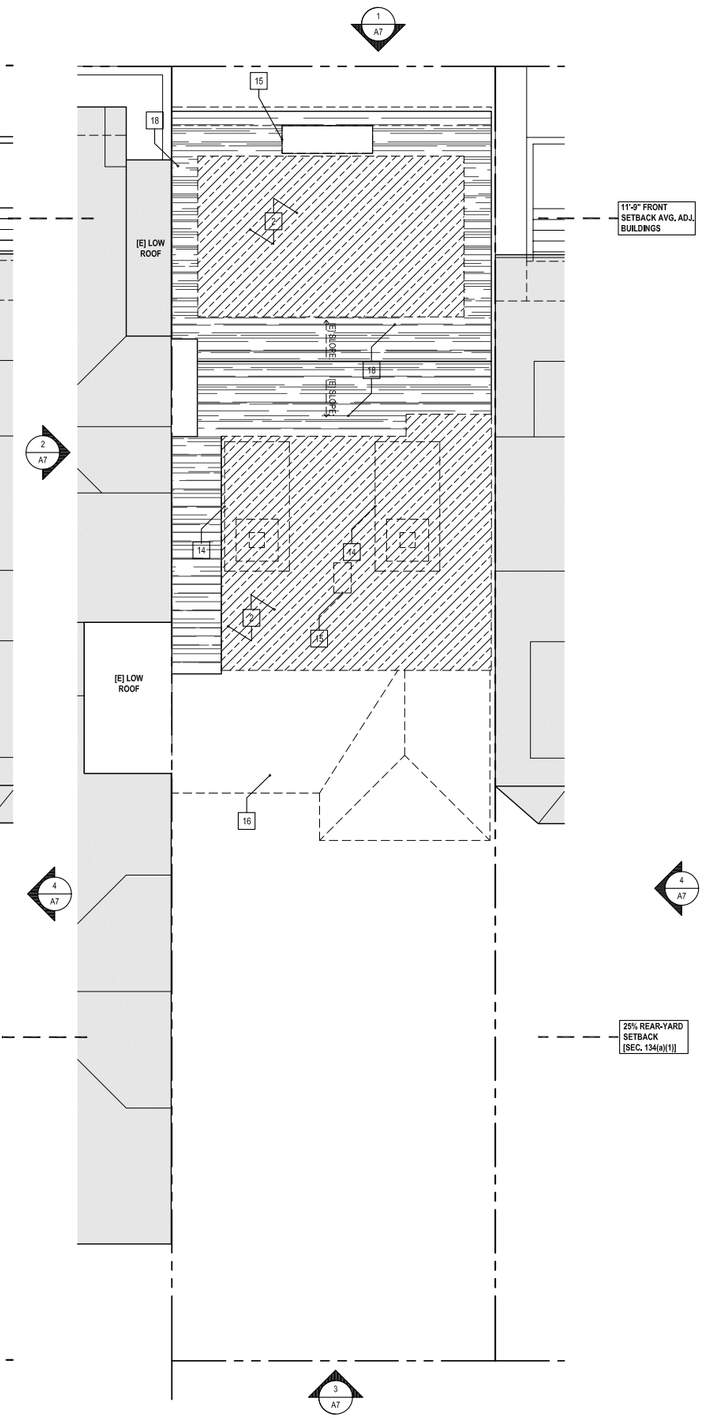
1 EXISTING/DEMO 3RD FLOOR PLAN

3/16"=1'-0"



2 EXISTING/DEMO 4TH FLOOR PLAN

3/16"=1'-0"



2 EXISTING/DEMO ROOF PLAN

3/16"=1'-0"

SCALE IN FEET: 3/16" =1'-0"

GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 D.2.C DEMOLITION CALCULATIONS ON SHEET A0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN
21. EXCAVATE AS REQUIRED TO PERFORM [N] WORK AT SIDE PROPERTY LINE

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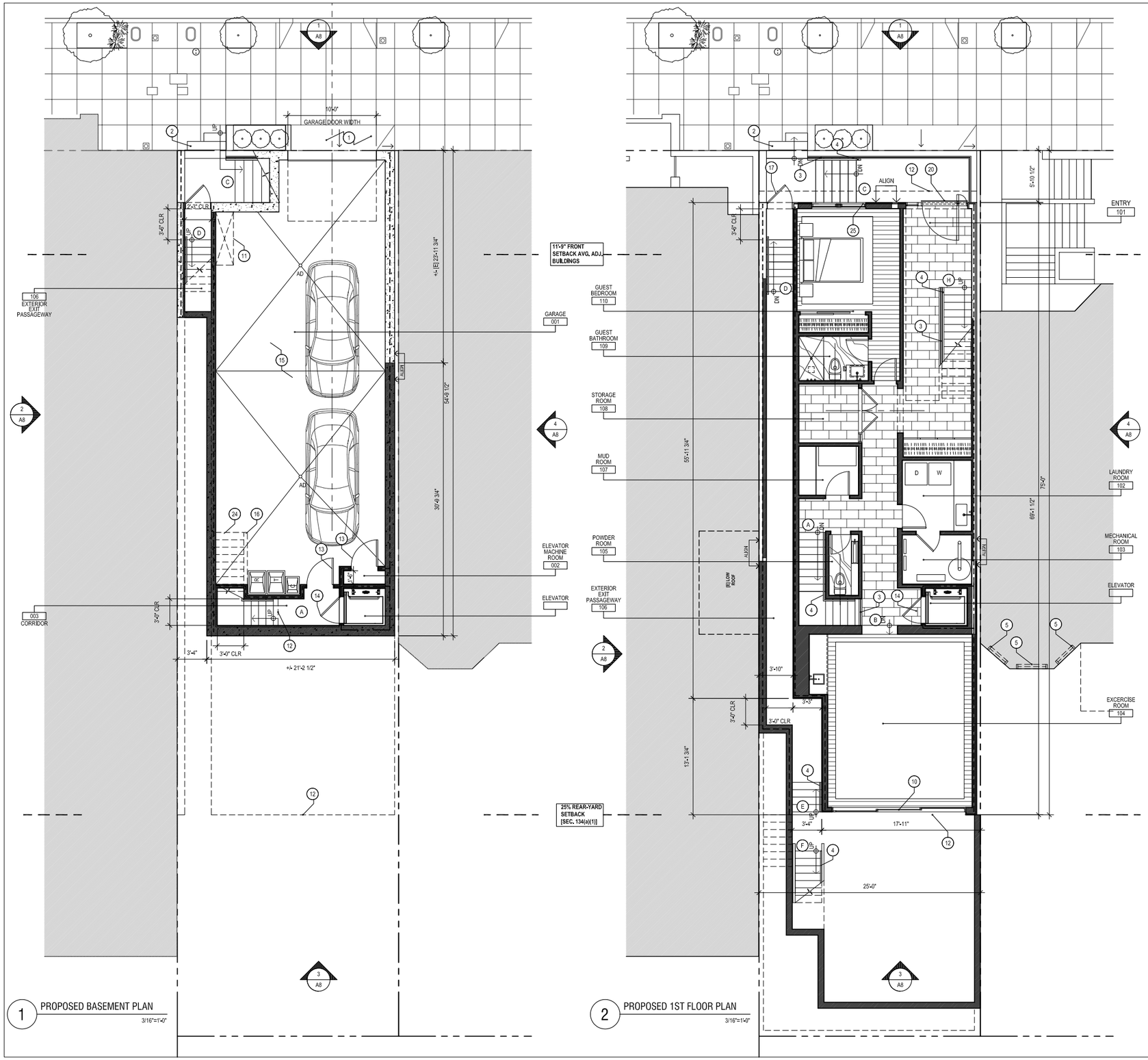
Drawing Title

EXISTING/DEMOLITION FLOOR PLANS

Sheet Number

A3



GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. . PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- (A) BASEMENT F.F. TO 1ST FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 14 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- (B) 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH
- (C) PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- (D) EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- (E) EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-3"; 3'-4" CLR WIDTH
- (F) REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- (G) REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- (H) 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- (I) NOT USED
- (J) 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- (K) 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

8 0 8 16
SCALE IN FEET: 3/16" =1'-0"

2417 GREEN STREET

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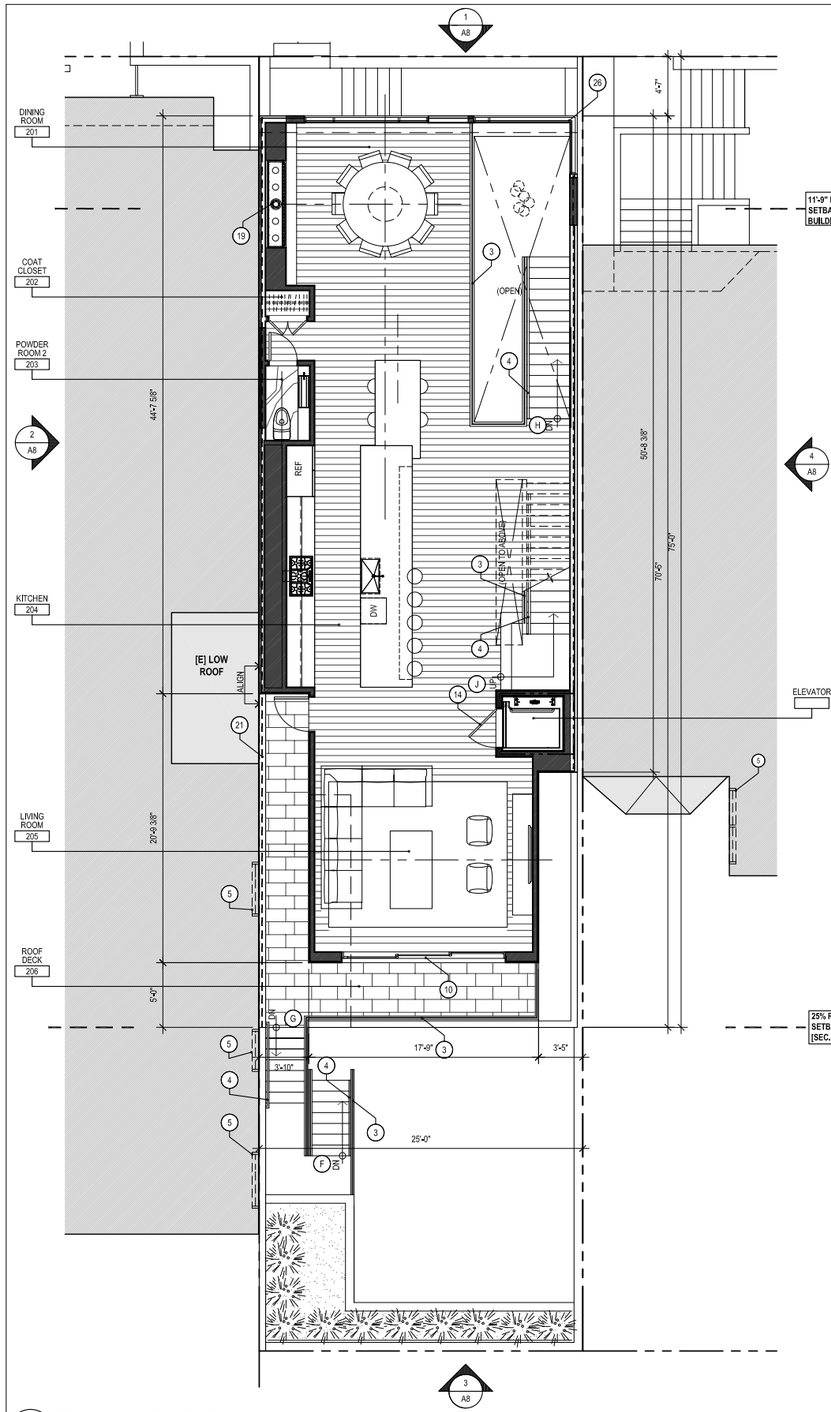
Drawing Title

PROPOSED FLOOR PLANS

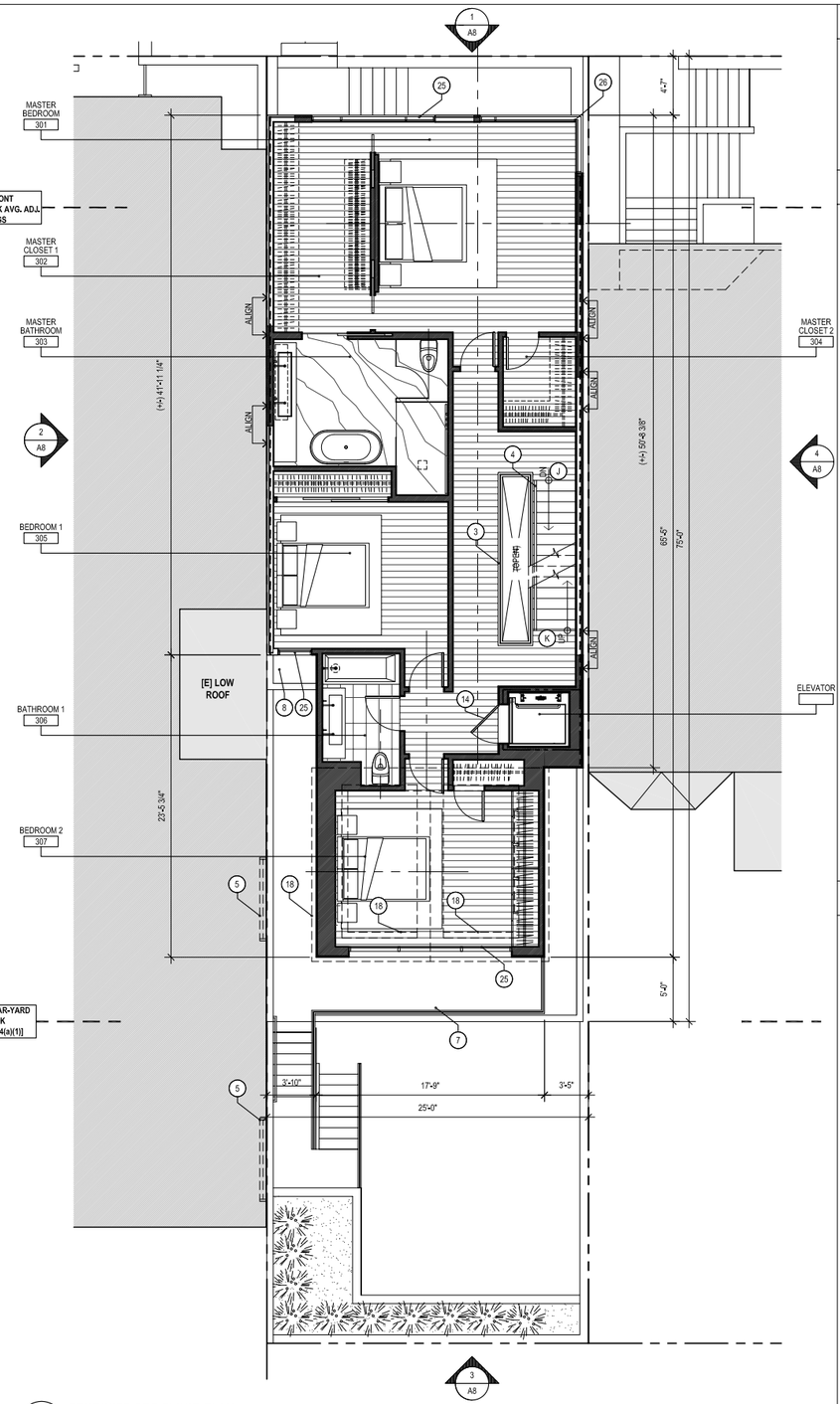
Sheet Number

A4



1 PROPOSED 2ND FLOOR PLAN

3/16"=1'-0"



2 PROPOSED 3RD FLOOR PLAN

3/16"=1'-0"

8 0 8 16

SCALE IN FEET: 3/16" =1'-0"

GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. . PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

A. BASEMENT F.F. TO 1ST FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 14 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH

B. 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH

C. PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH

D. EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH

E. EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH

F. REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH

G. REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH

H. 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH

I. NOT USED

J. 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH

K. 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

2417 GREEN STREET

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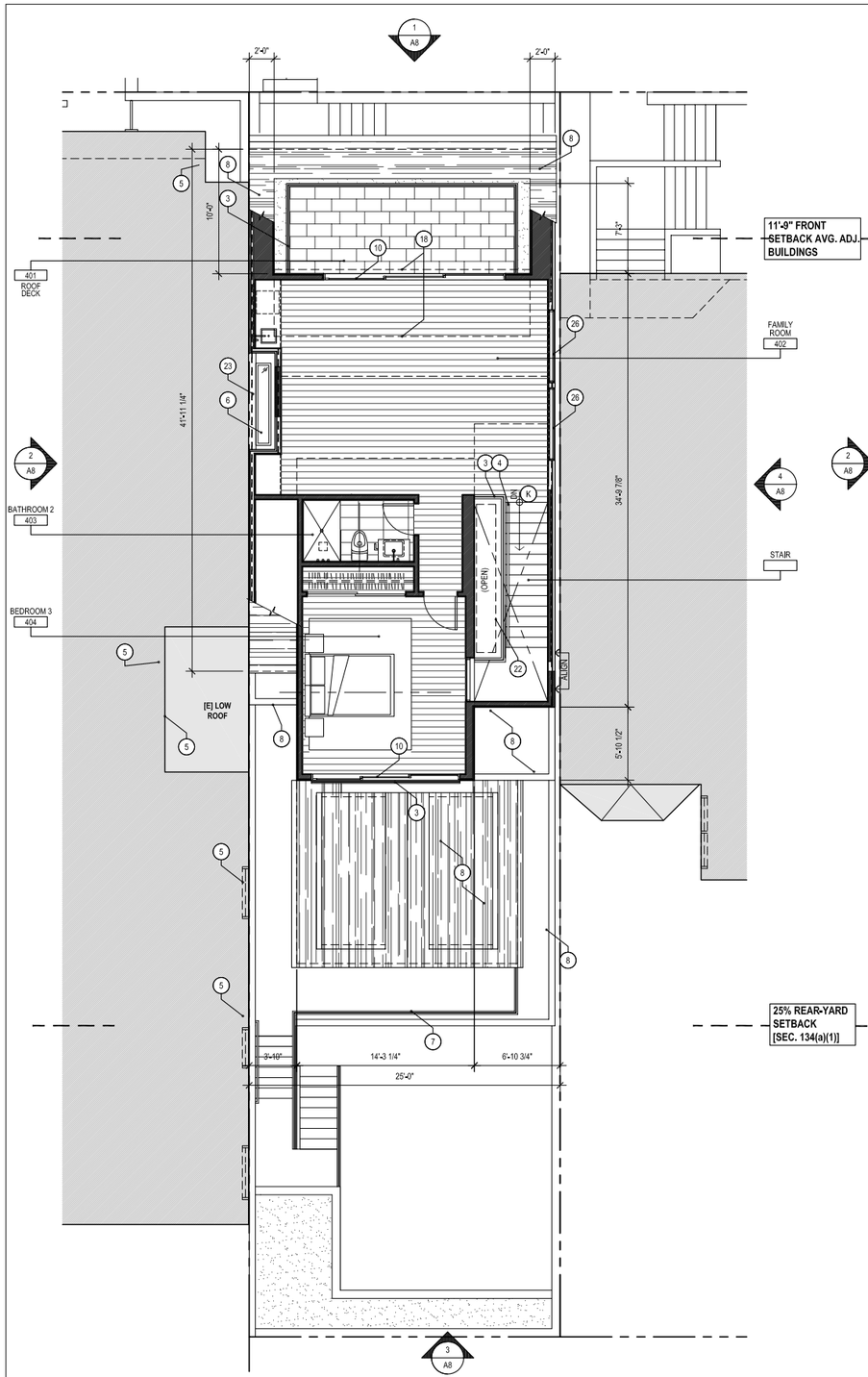
Drawing Title

PROPOSED FLOOR PLANS

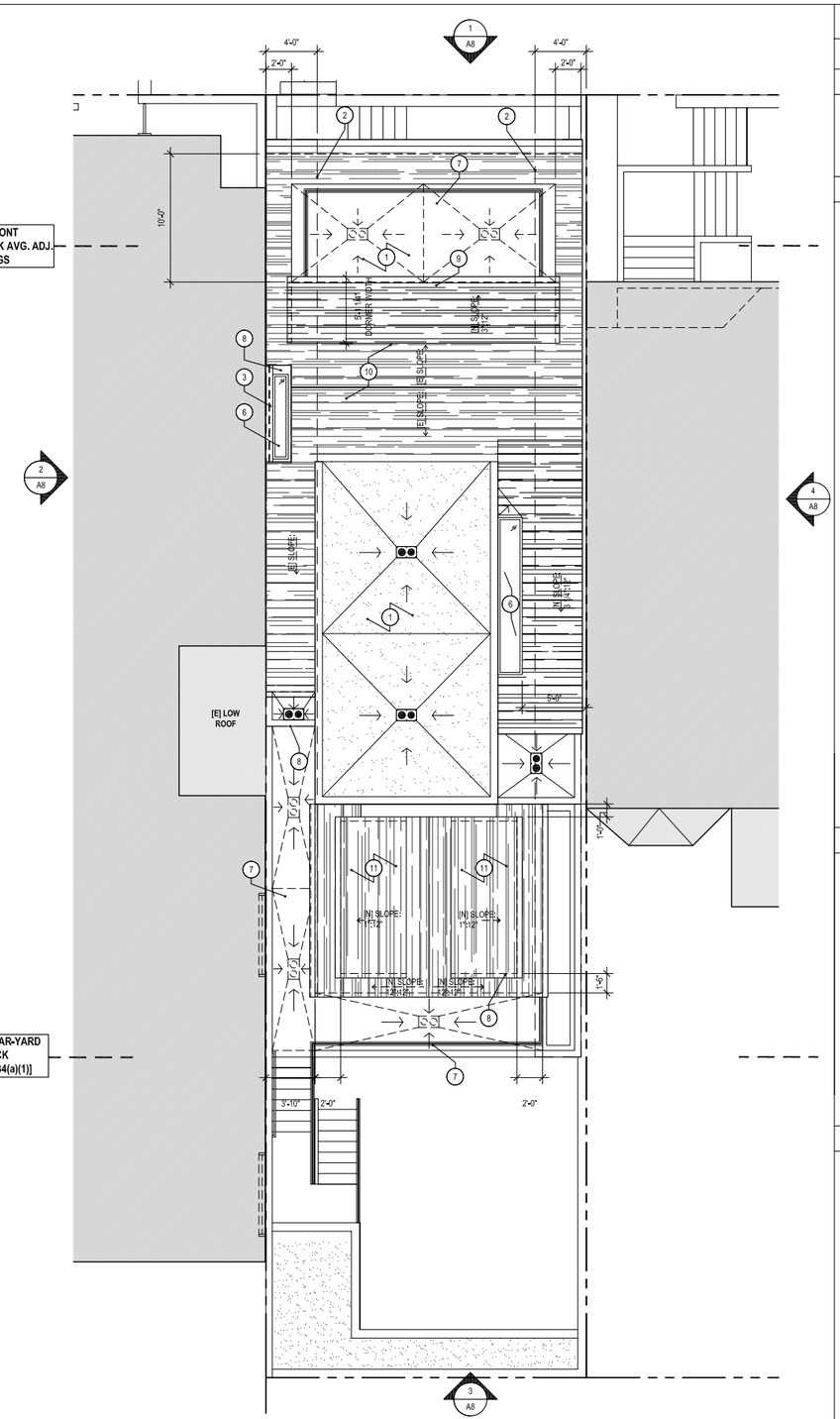
Sheet Number

A5



1 PROPOSED 4TH FLOOR PLAN

3/16"=1'-0"



2 PROPOSED ROOF PLAN

3/16"=1'-0"

SCALE IN FEET: 3/16" =1'-0"

GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

PROPOSED ROOF AREA CALCULATIONS

TOTAL SLOPED ROOF AREA ABOVE 4TH FLOOR: 669 SQ. FT. [100%]

MAX DORMER AREA PER SFPC SECTION 260 (b)(1) = TOTAL 4TH FLOOR ROOF AREA x 20% = 669 SQ. FT. x 20% = 133.8 SQ. FT. MAX

[N] DORMER AREA = 108 SQ. FT. = 16.1%

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F.. PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN. TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-0" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

PROPOSED ROOF PLAN SHEET NOTES

1. MEMBRANE ROOF ASSEMBLY, SLOPE 1/4":1'-0" MIN, TYP. U.O.N.
2. 1 HOUR FIRE RESISTANCE RATED ROOF ASSEMBLY
3. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
4. ROOF CRICKET, TYP.
5. COMBINATION ROOF DRAIN AND OVERFLOW W/ FULL SIZED DOME [JR SMITH SERIES 148 OR APPROVED EQUAL]
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] DORMER OVER HEIGHT LIMIT, REFER TO PROPOSED ROOF AREA CALCULATIONS THIS SHEET
10. [E] ROOF TO REMAIN
11. [N] DORMER

STAIR NOTES

A. BASEMENT F.F. TO 1ST FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 14 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH

B. 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH

C. PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH

D. EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH

E. EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH

F. REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH

G. REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH

H. 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH

I. NOT USED

J. 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH

K. 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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Drawing Title

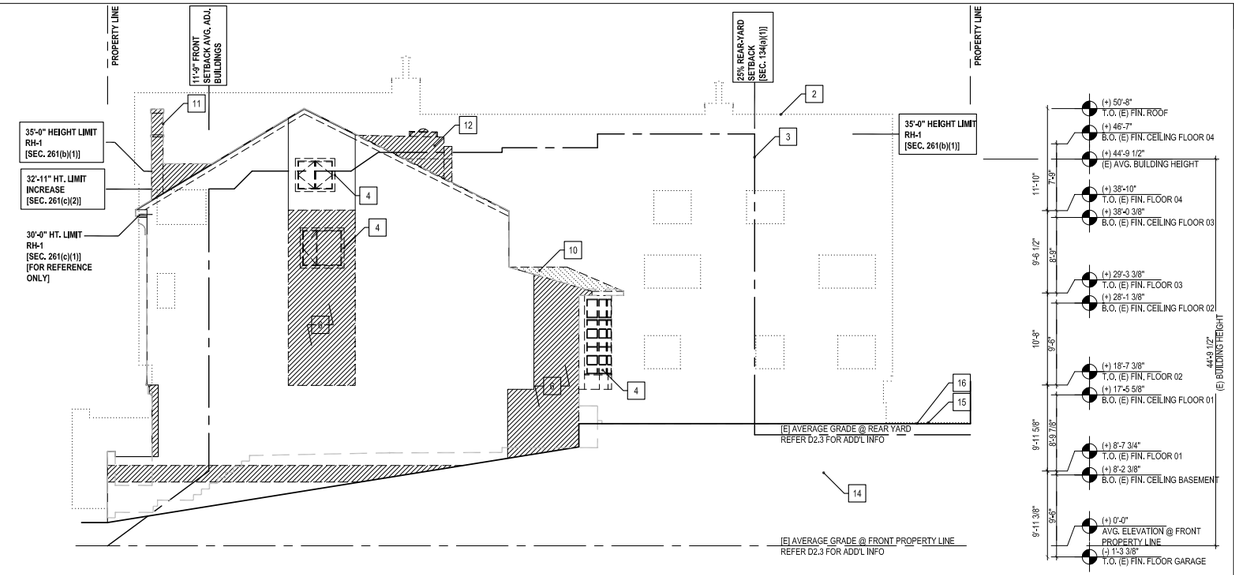
PROPOSED FLOOR PLANS

Sheet Number

A6

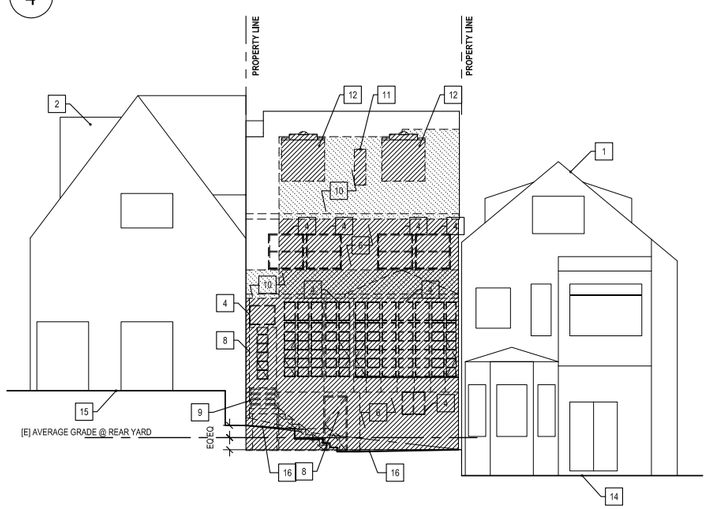
4 EXISTING / DEMOLITION ELEVATION - NORTH (FRONT)

1/8"=1'-0"



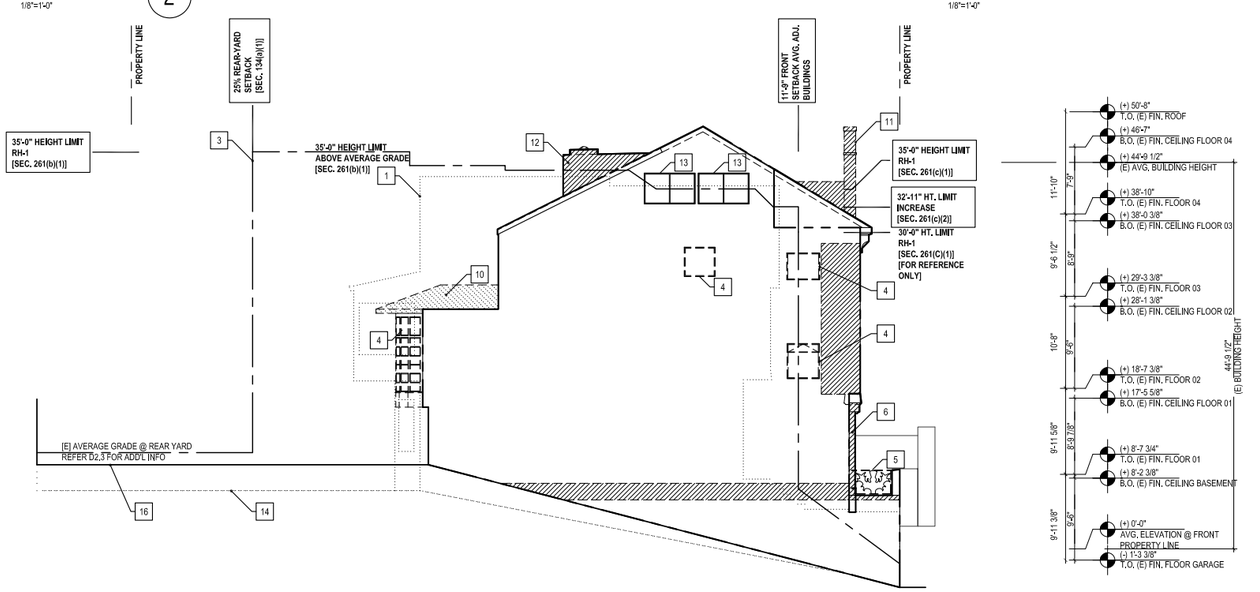
2 EXISTING DEMOLITION ELEVATION - WEST

1/8"=1'-0"



4 EXISTING / DEMOLITION ELEVATION - SOUTH

1/8"=1'-0"



1 EXISTING / DEMOLITION PROPOSED ELEVATION - EAST

1/8"=1'-0"

8 0 8 16
SCALE IN FEET: 1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

NOT FOR CONSTRUCTION

Job No. 16112

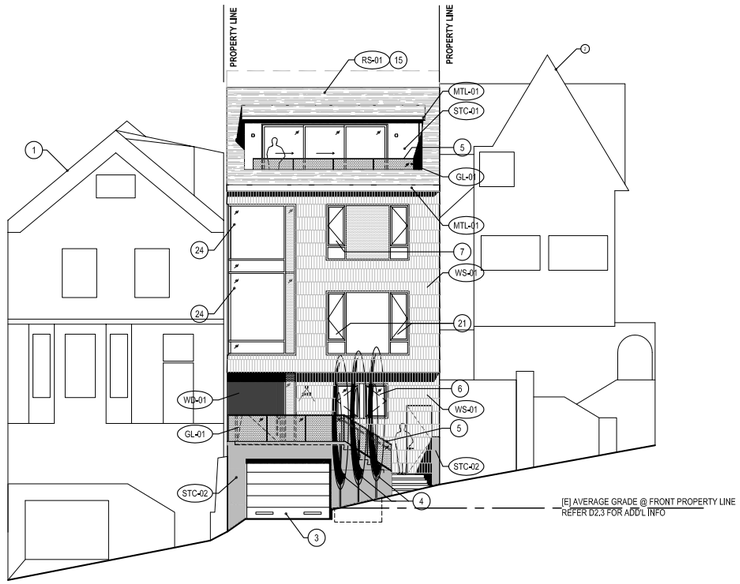
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17
PROGRESS DD SET	07 24 17
311 NOTIFICATION	09 27 17

Drawing Title

EXISTING/DEMOLITION ELEVATIONS

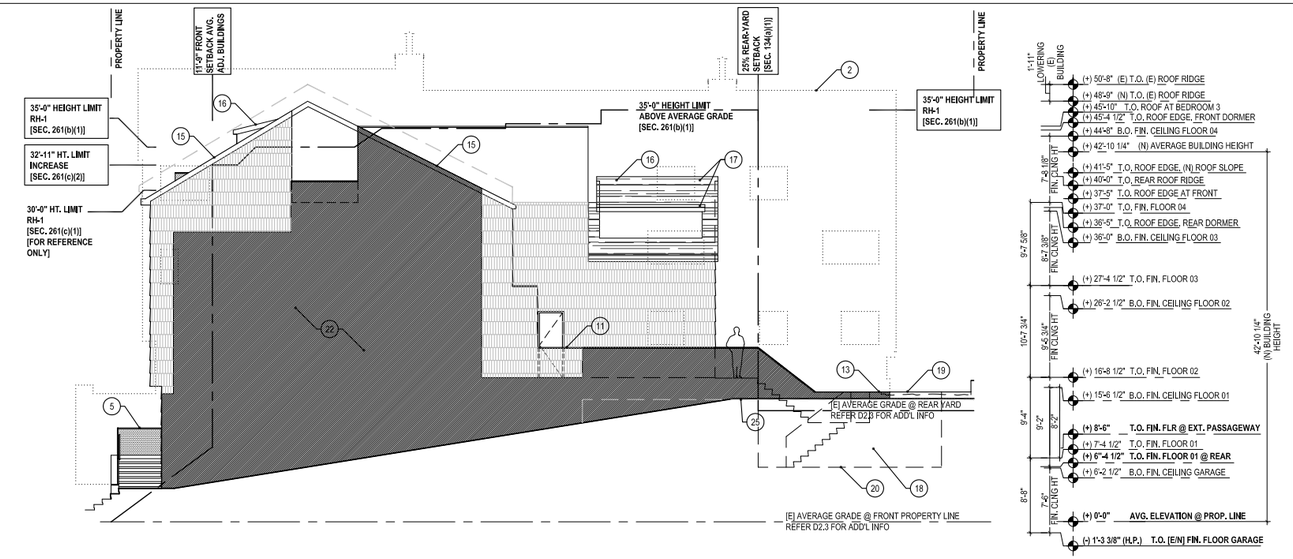
Sheet Number

A7



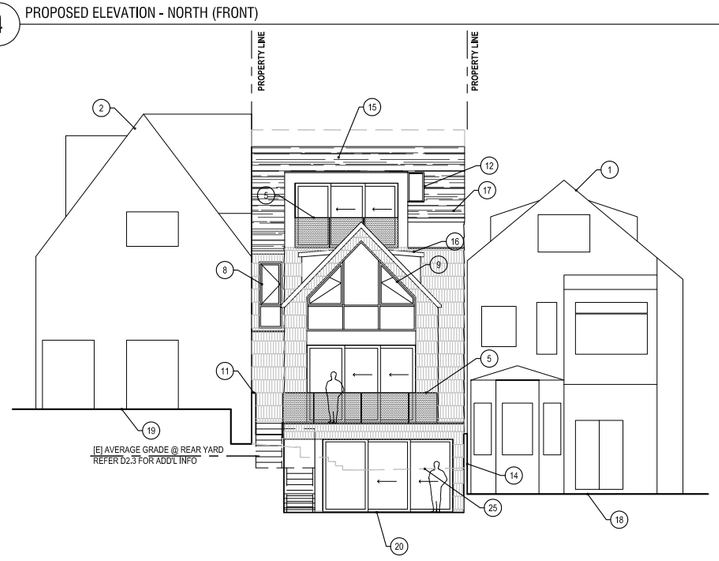
4 PROPOSED ELEVATION - NORTH (FRONT)

1/8"=1'-0"



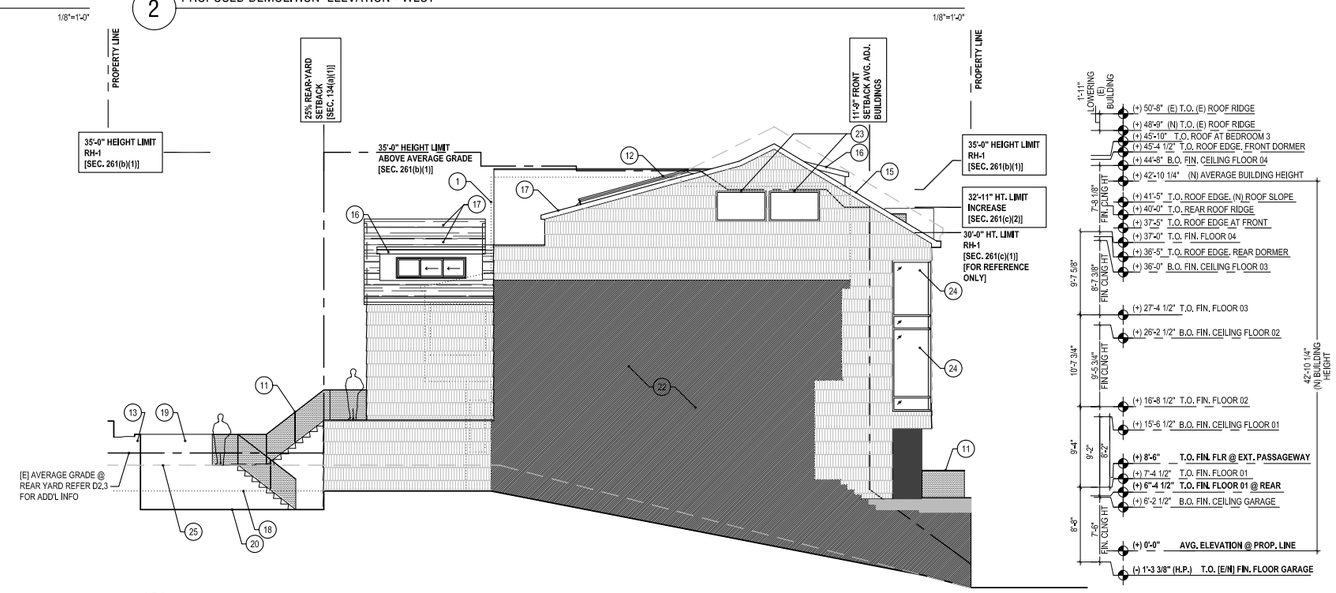
2 PROPOSED DEMOLITION ELEVATION - WEST

1/8"=1'-0"



3 PROPOSED ELEVATION - SOUTH

1/8"=1'-0"



1 PROPOSED ELEVATION - EAST

1/8"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F.. PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.3 SQ.FT. CLEAR , 36" SILL HEIGHT, 29" [W] x 44" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.5 SQ.FT. CLEAR , 36" SILL HEIGHT, 23" [W] x 56" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO

FINISH LEGEND

WS-01	EXTERIOR WOOD SHINGLE, STAIN GRADE
STC-01	EXTERIOR STUCCO [PORTLAND CEMENT PLASTER], COLOR TBD
WD-01	EXTERIOR WOOD PANEL, STAIN GRADE
STC-02	HORIZONTAL TEXTURED STUCCO
MTL-01	EXTERIOR ALUMINUM PANEL, COLOR TBD
GL-01	CLEAR TEMPERED GLASS, 1/2" THK
RS-01	FIBER GLASS BASED SHINGLE ROOFING, COLOR TBD

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
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Drawing Title

PROPOSED ELEVATIONS

Sheet Number

A8

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Nov. 17, 2017

President Rich Hillis and Honorable Commissioners
San Francisco Planning Commission
c/o Planning Information Center
1660 Mission Street
San Francisco, CA 94103

RE: Application for Discretionary Review for Permit Application No. 2017.04.28.5244 and 2017.10.02.0114 - 2417 Green Street

Dear President Rich Hillis and Honorable Commissioners:

By this letter, and attached application packet, Mr. Philip Kaufman (Applicant) hereby requests Discretionary Review ("DR") of the above-referenced permit application ("Project"). Mr. Kaufman resides at 2421 Green Street, contiguous and immediately uphill to the proposed Project. As shown below, the Commission must grant Discretionary Review because the Project presents both exceptional and extraordinary circumstances that would negatively impact Mr. Kaufman's property, a recognized historic resource, and that particular block of Green Street in general. In addition, review of the Project is required under the California Environmental Quality Act ("CEQA"), Public Resources Code §21000, et seq.

I Introduction

A request for Discretionary Review requires the Applicant to address three central questions supported by factual evidence.[1] Mr. Kaufman provides fact-based answers to those questions in section III below. In addition, Mr. Kaufman also raises other legal grounds in support of Discretionary Review such as violations of the California Environmental Quality Act ("CEQA"), California Civil Code § 832, San Francisco Building Code § 3307, San Francisco's

[1] DR Application at p. 9.

Maher Ordinance and San Francisco's Historic Resource Preservation Ordinance and the Cow Hollow Neighborhood Design Guidelines.

II. Factual Background

On October 15, 2016, the City received an "application for environmental evaluation" for construction at 2417 Green Street. The application described the Project as "the remodel, alterations and horizontal addition to an existing 4-story over basement single-family residence and includes:

1. Expansion of garage in basement level,
2. 1st, 2nd, and 3rd story horizonal rear yard addition,
3. Alterations to front façade,
4. Excavation and full foundation replacement,
5. Lowering building,
6. Interior remodel throughout."[2]

On May 16, 2017, the City issued a categorical exemption from all CEQA review. The CEQA exemption described the Project as "Alterations to an existing four-story-over-basement single-family residence with one vehicle parking space. Excavate to add two vehicle parking spaces. Three-story rear addition. Facade alterations and foundation replacement. Lower existing building."[3] The categorical exemption acknowledged the Project could present potentially significant impacts concerning hazardous materials, archeological resources, steep slope and historical resources.[4] Despite clear evidence of environmental impacts in need of investigation and proposed mitigation and project alternatives, the City declared "no further environmental review is required."[5]

On May 18, 2017, the Department of Building Inspection ("DBI") issued permit BPA 2017.05.11.6316 for "garage expansion partial deteriorated basement wall and foundation replacement with new landscaping site wall at back yard." (Exhibit 3).

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[2] *See* Site Permit, 311 Notification Set at p. 1 (April 28, 2017) (Exhibit 1).
[3] Cat Ex, at p.1. (Exhibit 2).
[4] Id., at p. 2.
[5] Id., at p.4.

On September 28, 2017, DBI issued a work suspension order on grounds that the DBI's permit was finalized "without review by the Department of City Planning." (Exhibit 4).

In an email to a Green Street resident on October 3, 2017, the Planning Department made clear the Project would not go forward until the Planning Department reviewed the foundation permit for code-compliance.[6]

Then, on October 12, 2017, the Planning Department reversed course and approved the piecemeal foundation work, but in order to do so it asked the applicant to remove a major component from suspended permit, BPA 2017.05.11.6316. At DBI's request, the applicant removed from the application a proposed rear wall. Apparently, the only way DBI could issue a permit for the work was for the applicant to omit the "new landscaping site wall at back yard." The proposed rear wall will be added back into the application later for Planning Department review.

On October 23, 2017, the Planning Department sent the subject Notice of Building Permit Application (Section 311), with a new project description: "The proposal is to lower all floor plates by approximately 2 feet, construct 1- and 3- story horizontal rear additions, as well as 3rd and 4th floor additions above the existing single-family dwelling. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. The project also proposes facade alterations, interior modifications including the expansion of the existing basement level garage to accommodate another vehicle and the partial excavation of the rear yard."[7] (Exhibit 6).

On November 3, 2017, DBI issued BPA 2017.10.02.0114 allowing the foundation work to proceed under permit 2017.05.11.6316 that had been suspended, but absent the landscaping wall in the back yard.

As the foregoing makes clear, the proposed Project is expansive regardless of DBI's and the applicant's attempts to chop it up into pieces. The whole Project should have gone through all legally-required approvals before any construction work was approved. As it stands, it is

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[6] Email from Christopher May to Susan Byrd. (Exhibit 5).
[7] Notice of Building Permit Application (October 23, 2017).

difficult for appellant get a full picture of the Project and the scope of the City approval process even though DBI has already approved construction work for the foundation of the Project.

III. The Commission Must Grant this Request for Discretionary Review and Order Additional Analysis under CEQA

A. The Project presents exceptional and extraordinary circumstances and cannot be exempted from CEQA

As a preliminary and overarching matter, all available evidence shows this Project is not eligible for a categorical exemption under CEQA. Categorical exemptions are allowed for certain classes of activities that can be shown not to have significant effects on the environment.[8] Public agencies utilizing CEQA exemptions must support their determination that a particular project is exempt with substantial evidence that support each element of the invoked exemption.[9] A court will reverse an agency's use of an exemption if the court finds evidence a project may have an adverse impact on the environment.[10]

The City's April 16, 2017 categorical exemption determination invoked a Class 1 exemption which applies to projects for interior or exterior alterations and additions of less than 10,000 square feet;[11] unless, "there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances."[12] The City's CEQA exemption admitted the Project could present potentially significant impacts concerning hazardous materials, archeological resources, steep slope and historical resources. Importantly, **the City evaluated the wrong historical resource**, focusing on the subject property (2417 Green Street) rather than a significant historical resource contiguous to the Project at 2421 Green Street. (Exhibit 2). The facts below show the City must grant Discretionary Review based on this issue alone, and may not rely on a categorical exemption for this Project.

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[8] CEQA § 21084(a).
[9] CEQA § 21168.5.
[10] *Dunn Edwards Corp. v. Bay Area Air Quality Management Dist.* (1992) 9 Cal.App.4th 644, 656.
[11] CEQA Guidelines § 15301.
[12] CEQA Guidelines § 13000.2(c); *See Santa Monica Chamber of Commerce v. City of Santa Monica* (2002) 101 Cal.App.4th 786.

1. The Project May Cause Significant Impacts on a Historical Resource

To date, both DBI and the Planning Department, have ignored the potentially significant impacts the Project would have on an historical resource, because the agencies have overlooked Mr. Kaufman's residence at 2421 Green Street, known as the Coxhead House. Specifically, the CEQA exemption for the proposed Project contained a supplemental historic resource determination only for the subject property, and did not investigate whether the Project itself may pose negative effects on Mr. Kaufman's property.[13]

Mr. Kaufman's property is an historic resource. The California Office of Historic Preservation deemed the Coxhead House "clearly eligible" for the National Park Service's Register of Historic Places.[14] Properties deemed eligible for listing on the national historic registry of historic places, like the Coxhead House, are protected under CEQA. An historical resource is a resource listed in, **or determined to be eligible for listing** in, the California Register of Historical Resources.[15] If a project **may** cause a substantial adverse change in the significance of a historical resource, that project **shall not be exempted** from the statute.[16]

Mr. Kaufman's house was designed and built by renowned California architect Ernest Albert Coxhead in 1893 as his personal residence.[17] Mr. Coxhead lived in the residence with his family while he practiced architecture in San Francisco. The house is considered one of the earliest and finest remaining examples of Late Victorian Shingle Style, and architecture of the First Bay Area Tradition. The Coxhead House is architecturally unchanged since the original construction date save for a very few necessary interior modernizations. The site and setting of the house was elaborately described in a 1986 book, On The Edge Of The World, by Richard Longworth, as an important example of architectural adaptation for building on a difficult site.

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[13] See Supplemental Information for Historic Resource Determination, prepared by Tim Kelly Consulting (January 2017) (Exhibit 7).
[14] Letter from Office of Historic Preservation, at p. 1 (September 13, 2017). (Exhibit 8).
[15] San Francisco Preservation Bulletin No. 16 (2004) (Exhibit 9); CEQA §21084(e); CEQA Guidelines §15300.2(f); San Francisco Administrative Code §31.08(e)(3).
[16] CEQA § 21084.1; CEQA Guidelines §15300.2(f).
[17] Nomination for Listing National Register of Historic Places. (Exhibit 10); "A Pair of Coxheads," B. Maley, *New Fillmore* (Exhibit 11).

The property has been written about in many other notable books and scholarly works for decades.

The house is one of the few Coxhead nineteenth century buildings to survive the devastating 1906 earthquake and fires. The house's shingled architectural details greatly influenced the work of later renowned Bay Area architects including Julia Morgan and Bernard Maybeck.[18] The house is a San Francisco treasure.

The Coxhead House is located on steep, narrow Green Street between Cow Hollow and Pacific Heights, on a slope of approximately 35%. It is a three-story, wood-framed building clad in red cedar shingles, trimmed with painted redwood Arts & Crafts fenestration and trim. It has steeply pitched roofs and articulated dormers and ribbons of windows facing San Francisco Bay. The rear garden is contiguous with another Historic Landmark, San Francisco Landmark No. 51, the Casebolt House. The State of California has found the Coxhead Residence "clearly eligible for the National Register of Historic Places," because "the Earnest Coxhead house is in outstanding and original condition, and retains an unusually high degree of historic integrity."[19]

To assist with CEQA compliance for the protection of historic resources, San Francisco adopted Preservation Bulletin No. 16. (Exhibit 9). That Bulletin sets out a two-step process for evaluating the potential for proposed projects to impact historical resources. First, a Preservation Planner determines whether the property is an historical resource as defined by CEQA Guidelines Section 15064.5(a)(3); and, second, if the property is an historical resource, it then evaluates whether the proposed action or project would cause a "substantial adverse change" to the historical resource.[20]

CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource **or its immediate surroundings** such that the significance of the historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource′s historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical

[18] See Nomination for Listing National Register of Historic Places, August 28, 2017.
[19] Letter from Office of Historic Preservation, at p.1 (September 13, 2017). (Exhibit 8).
[20] San Francisco Preservation Bulletin No. 16, at p. 2.

resource survey.[21] Here it is necessary for the City to consider not only the project site, but also the "immediate surroundings." For example, in one case, CEQA review was required for a fence near a historic granite wall in Los Angeles because the fence would detract from the historic significance of the wall.[22] Similarly, the proposed Project at 2417 Green Street will have significant adverse effects on the historic qualities of the immediately adjacent, uphill Coxhead House at 2421 Green Street.

Here, the record shows the Coxhead House is a Category A.1 Historical Resource under the Bulletin 16 analysis because it has been formally determined to be eligible for the California Register.[23] Therefore, the City is required to move to step 2 to conduct a fact-based analysis to determine which type of environmental document is required.[24] Although the City has so far abdicated its responsibility to protect the Coxhead House, the record nevertheless shows the proposed Project could adversely and materially alter the Coxhead House in several ways.

First, the Coxhead House sits on its original, tall, unreinforced brick foundation. This unique foundation is a component of the original character of the house. Any work to the foundation at the contiguous downslope residence at 2417 could harm the Coxhead House' brick foundation, which in turn, could require shoring, removing or replacing the Coxhead House's existing, historic brick foundation. Such replacement work would destroy the historic, original foundation, which survived the 1906 earthquake. According to the Project plans, the Project proponent intends excavation approximately 13 feet deep in order to construct a new foundation to support a much larger garage[25]. This is particularly significant given the slope steepness of approximately 35% for both properties, as measured at the street.

In addition, the proposed Project intends to build a 4-story addition extending approximately 17 feet into the rear yard.[26] This expansion will completely block numerous windows in the Coxhead House. Blocking those windows would eliminate light and air, and the

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[21] CEQA Guidelines 15064.5(b), Bulletin 16, p. 9.
[22] *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal. App. 4th 1168.
[23] Bulletin 16, at pp. 2-3.
[24] Id., at p. 9.
[25] Application for Environmental Evaluation (Feb. 14, 2017), p. 7 (Exhibit 12).
[26] Section 311 Notice Drawings (Oct. 23, 2017) (Exhibit 13).

viewshed from that side of the residence. Specifically, views of and from the Coxhead House would be obstructed. Under CEQA, these impacts would materially impair the historic significance of the property.

The historic significance of the Coxhead House is not in dispute. In a major book on American Architecture, only two homes of architects are mentioned – Frank Lloyd Wright's home in Oak Park, Illinois, and the Coxhead House at 2421 Green Street in San Francisco. It has been determined to be "clearly eligible" for official listing in the National Park Service's Register of Historic Places, which protects it under CEQA. Given there is substantial evidence showing the proposed Project could materially impair the house, the Commission must grant Discretionary Review and order a San Francisco Preservation Planner to comply with CEQA by conducting a full historical review analysis on any Project work that could negatively impact the Coxhead House.

2. The Project Site is on the Maher List of Contaminated Sites

The Project is on San Francisco's Maher map, which identifies properties with potential hazardous soil and/or groundwater contamination, including sites within 100 feet of current or historical underground storage tanks. (Exhibit 14). Projects on properties with potential subsurface chemical contamination that require grading of 50 cubic yards of material are regulated under the San Francisco Maher Ordinance.[27] The Developer admits that the Project will involve removal and disposal of over 400 cubic yards of soil. (Exhibit 12, p.7).

The City waived the Project from compliance with the Maher Ordinance simply because the property has been zoned residential for many years. But a particular zoning designation has no bearing on whether soil excavation could disturb long-standing contamination leaking from known underground storage tanks. The public has a right to know whether mitigation is necessary to protect nearby residents and workers during Project demolition and construction.[28] Because the project site is located on the Maher map, the Project sponsor is required to:

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[27] Article 22A of the San Francisco Health Code and Article 106A.3.4.2 of the San Francisco Building Code.

[28] *See* Heath Code Article 22A; Building Code Article 106A.3.4.2; CEQA §21084(d); CEQA Guidelines §15300.2(3).

- Prepare a Maher Ordinance application;
- Submit a Subsurface Investigation Work Plan prepared by an environmental consultant;
- Secure Work Plan approval, and performance of the work described in the Work Plan;
- Submit to proper agencies a Subsurface Investigation Report prepared by a qualified Environmental Consultant; and
- Submit a Site Mitigation Plan which includes a description and design for any required mitigating measures (approval is required before earthwork).

The City may not exempt a Project from CEQA review that is proposed to be constructed on a potentially contaminated site, where the Project will involve disturbance of the contaminated soil.[29] CEQA review is required to determine ways to reduce or eliminate risks associated with soil contamination, and to protect the environment, workers and nearby residents.[30]

3. The Project Poses an Irreparable Structural Risk to the Uphill Coxhead House

The Project would result in the excavation of more than 400 cubic yards of soil on a block with a slope of approximately 35%.[31] Under the City's own CEQA exemption procedures, a project may not be exempted from CEQA if it is built on a property with greater than 20% slope and involves more than 50 cubic yards of soil removal.[32]

According to Project information, construction will involve excavation of approximately 408 cubic yards of soil, well over the 50 cubic yard threshold, and the applicant intends to excavate 13 feet below grade,[33] involving 800 square-feet on a street slope of 33-35%. Under San Francisco Building Code § 3307 and California Civil Code § 832, the applicant is required to take action to protect the adjoining property from any damage associated with the excavation.

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[29] CEQA § 21084(d); CEQA Guidelines 15300.2(e).
[30] *Parker Shattuck Neighbors v. Berkeley* (2013) 222 Cal.App.4th 768, 781 (contaminated site on Cortese list may not be exempted from CEQA review); *McQueen v. Board of Directors* (1988) 202 Cal.App.3d 1136 (contaminated site not on Cortese list may not be exempted from CEQA review).
[31] Application for Environmental Evaluation, p. 7 (Exhibit 12); Categorical Exemption, p. 2. (Exhibit 2).
[32] CEQA Exemption, p.2.
[33] Application for Environmental Evaluation, p. 7 (Exhibit 12).

As detailed above, the historically significant Coxhead House is built upon a tall, unreinforced brick foundation that is a component of the historic nature of the residence. Project excavation could result in shoring, removing or replacing the existing, historic brick foundation. Because this type of replacement work could destroy the historic, original foundation, a full CEQA investigation with proposed mitigation and project alternatives is required.

B. The Project is Inconsistent with the Cow Hollow Neighborhood Design Guidelines

The Cow Hollow Neighborhood Design Guidelines ("CHNDG" or "Guidelines") were approved by the Planning Commission in April 2001. With that approval, the guidelines must be implemented as part of the City's building permit review process.[34] The Planning Commission utilizes the Guidelines to ensure the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow."[35] Importantly, the City has an obligation to verify new projects are consistent with the Guidelines when there is evidence of incompatibility.[36] The proposed Project is incompatible with numerous Cow Hollow Guidelines, for example:

1. Form of the Project Adversely Impact Adjacent Buildings.

First, the Cow Hollow Guidelines require new construction to relate to adjacent buildings, so that in the case of an enlargement, the form of the enlarged building should not impact adjacent buildings.[37] According to the permit application and other documents, the proposal here is to demolish the façade of the existing shingled-style home built in 1906 and modernize it in some manner. The current façade is compatible with the neighborhood character

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[34] CHNDG, at p. 1 (Exhibit

[35] Id. "The character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape and if repeated often enough, the image of the city as a whole."

[36] *Kutzke v. City of San Diego* (2017) 11 Cal.5th 1034 (City determined a proposed project was incompatible with conserving the character of the existing neighborhood and therefore inconsistent with local community plan in violation of CEQA).

[37] CHNDG., at p. 11 (Exhibit 15).

and the adjacent historic homes. The City must require the developer to submit a detailed depiction of the proposed new façade for a compatibility determination.

Also, the proposed enlargement of the existing house extending 17 feet into the rear yard and 4-stories in height will certainly adversely impact the adjacent properties. It will block views, air and light to 2421 Green Street. It will also dramatically shrink the common rear yard open space. From the rough drawings provided with the Section 311 notice, it appears that the proposed project would block 23 windows at the Coxhead House at 2421 Green. These include:

- 4 windows on the ground floor (1st floor), which provide light for the back office;
- 4 windows on the 2nd floor that provide light for the kitchen;
- Kitchen deck would be blocked in;
- 3 windows that provide light to the living room (2nd floor);
- 1 window to stairwell (2nd floor);
- 2 windows that provide light to 2 different bathrooms on the 3rd floor;
- 3 windows on stairwell from 2nd to 3rd floor;
- 2 windows to 3rd floor master bathroom;
- 2 windows on 2nd bathroom on 3rd floor;
- 2 windows that provide light to a study on the 3rd floor.

The extent of the window obstruction is shown in Exhibit 1, Figure D2.4.

2. Proposed Project is Not Compatible with Envelopes of Surrounding Buildings.

Second, the CHDG requires that the building envelope "should be compatible with the envelopes of surrounding buildings."[38] CHDG also provides that "the volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings."[39] The Project would not maintain a building envelope consistent with neighboring buildings, nor would it maintain compatible volume and mass as compared to other nearby houses on the same side of Green Street. The Project would result in a 6,114 square-foot house on a 2,500-square-foot lot. This would result in an oversized mansion on a particularly small lot in Cow Hollow. Such building intensity is inconsistent with the character of the neighborhood and is a departure from existing long-held, relatively less dense construction in Cow Hollow. The building envelope currently extends almost an identical distance back into the lot as the adjacent

[38] CHDG, at p.32.
[39] Id., at p.34.

home at 2415 Green Street.[40] The proposed Project would push the envelope into the rear yard by an additional 17 feet. While the house at 2421 Green Street extends further back on the lot, the lot at 2421 Green Street is much deeper than the lot at 2417 Green.[41]

3. The Proposed Project Violates Terracing Guidelines, Depriving Neighbors of Access to Light, Air and Views.

Third, Cow Hollow's steep slopes present a very real development issue.[42] Under the Guidelines, terracing is key to allowing each successive residence to keep light, air, private and shared open space, and, in many cases, full or partial views. The CHDG provides:

> "In the hillside community of Cow Hollow, preservation of the views resulting from the relation of the topography to the existing architecture is a consideration when remodeling is planned or a new home is to be built… there are areas in which the depth of terracing of the streets is intermediate, so the addition of a story on a downslope home would impact the views from an upslope home."[43]

Terracing is important to adjacent neighbors in block faces with significant slope parallel to the street.[44] "Terracing in this arrangement preserves lateral access to light and views." *Id*. Terracing is equally important to up- and down-slope neighbors located on block faces with slopes perpendicular to the street frontage. Terracing in this arrangement preserves light and views from the front and rear of hillside homes.[45]

Here the evidence shows that the proposed Project is inconsistent with the terracing guidelines. The subject block of Green Street is steeply terraced, with a slope of about 35%.[46] Current home at 2417 Green is approximately 12 feet lower than the uphill Coxhead House at 2421 Green.[47] This serves to preserve views from the side of the Coxhead house.[48] The proposed plans attached to the Section 311 notice show a vertical expansion of the 2417 Green

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[40] Exhibit 1, Figure D1.0.
[41] Exhibit 1, Figure A0.2.
[42] CHNDG, at pp. 21 -24.
[43] Id. at p. 23.
[44] Id., at p. 22.
[45] Id.
[46] Exhibit 1, Figure A0.32.
[47]Exhibit 1, Figure A0.34, A0.41
[48] Exhibit 1, Figures A0.31, A0.42.

Street home so that it would be as tall as the Coxhead House.[49] This blatantly violates the CHDG Terracing Guidelines. It will also obliterate light, air and views from 23 windows on the Coxhead House, as described above.[50] Prior to any approval, Planning Staff must "evaluate the effects of vertical additions on views,"[51] under the CHDG and CEQA.

4. The Proposed Project Harms Historically and Architecturally Significant Buildings.

Fourth, special consideration applies to historically or architecturally significant buildings.[52] "For these lots, open space can sometimes be even more important than the building itself. The setback treatment should be sympathetic to the importance of the building, its setback and the open space."[53] As shown above, the Coxhead House is a significant historical resource that must be protected under CEQA and several City ordinances and the Cow Hollow Guidelines. The Project proposes to build a four-story expansion 17-feet into the rear yard, destroying open space, and adversely impacting the historic building at 2421 Green Street. The side views from the Coxhead House are critical to its historical significance, and would be obliterated by the proposed Project.

5. The Proposed Project Violates Rear-Yard Setback Guidelines and Encroaches on Shared Mid-block Open Space.

Fifth, the Project must adhere to the existing pattern of rear yard set-backs of adjacent buildings, so that the Project will not interfere with access to light and air.[54] The CHDG provides that rear yards "are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block."[55] The Guidelines ask:

- Is there a pattern of rear yard depths creating a common open space?
- Will changing this pattern have a negative effect?

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[49] Exhibit 13, Fig. A7.
[50] Exhibit a, Fig. D2.4.
[51] Id., at p. 23.
[52] Id., at p. 28.
[53] Id. at p. 28.
[54] Id., at p. 29, 38.
[55] Id. at p. 28.

- Are light and air to adjacent properties significantly diminished?[56]

The Guidelines continue:

> "Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings. In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of the mid-block open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views."[57]

The subject block has a very significant midblock open space, which is shared by at least two historic properties, the Coxhead House at 2421 Green Street, and the Casebolt House, located at 2727 Pierce Street between Vallejo and Green (San Francisco Historic Landmark No. 51). The shared midblock open space is clear in overhead photographs.[58] The Project would expand the footprint of the house 17 feet back into the rear yard, substantially reducing the rear yard requirement and eliminating existing midblock open space, blocking "significant views" from the Coxhead House, and overshadowing neighboring gardens.

6. The Proposed Project Violates Good Neighbor Design Elements, Depriving Neighbors of Light and Air.

Finally, given the size of the proposed Project, it would violate "good neighbor" design elements to preserve access to light and air.[59]

The Project would block numerous windows in the Coxhead House, blocking views, light and air and undermining its historic characteristics. The Planning Commission must reject the

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[56] Id.
[57] Id.
[58] Exhibit 1, Figure A0.2; Exhibit 16.
[59] Id., at p. 31.

proposed Project due to these and other inconsistencies with the Cow Hollow Design Guidelines alone.[60]

Furthermore, the inconsistencies between a proposed project and the CHDG are significant impacts under CEQA. Inconsistencies between plans of general applicability (such as the CHDG) are significant impacts under CEQA.[61] Where a local or regional policy of general applicability, such as a design guideline, is adopted in order to avoid or mitigate environmental effects, a conflict with that policy in itself indicates a potentially significant impact on the environment,[62] and must be discussed in an EIR.[63]

The proposed project has numerous inconsistencies with the Cow Hollow Design Guidelines, which is a plan if general applicability. The Project's inconsistences with the Guidelines are by definition significant impacts under CEQA and must be disclosed and mitigated prior to any Project approval.

IV. Conclusion

There is no question the proposed Project would have numerous impacts on the Coxhead House, a recognized historical resource. In addition, the proposed Project violates CEQA, the Maher Ordinance, San Francisco's Historic Resource Preservation Ordinance, California Civil Code § 832, San Francisco Building Code § 3307 and the Cow Hollow Neighborhood Design Guidelines. For all of the factual and legal reasons described above, the Planning Commission must grant discretionary review and order Planning Staff to prepare a full CEQA document.

Sincerely,

Richard Toshiyuki Drury

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[60] *Kutzke v. City of San Diego*, 11 Cal. App. 5th 1034, 1041 (2017).
[61] CEQA Guidelines § 15125(d).
[62] *Pocket Protectors v. Sacramento* (2005) 124 Cal.App.4th 903.
[63] CEQA Guidelines § 15125(d); *City of Long Beach v. Los Angeles Unif. School Dist.* (2009) 176 Cal. App. 4th 889, 918; *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 Cal. App. 4th 859, 874 (EIR inadequate when Lead Agency failed to identify relationship of project to relevant local plans).

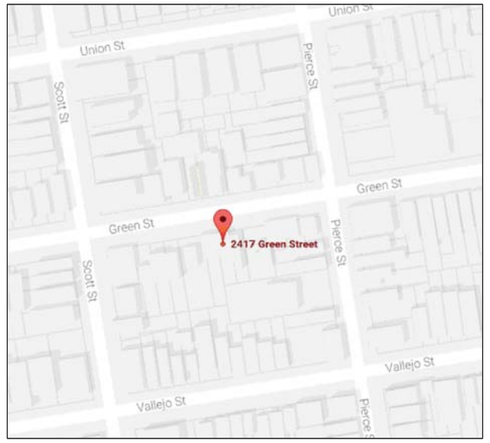
EXHIBIT 1

SITE PERMIT/311 NOTIFICATION SET

28 APRIL 2017

2417 GREEN STREET

SAN FRANCISCO, CA 94123



1 LOCATION MAP

2 EXISTING FRONT FACADE

PROJECT DESCRIPTION:

THE PROPOSED PROJECT GENERALLY CONSISTS OF THE REMODEL, ALTERATIONS AND HORIZONTAL ADDITION TO AN EXISTING 4 STORY OVER BASEMENT SINGLE-FAMILY RESIDENCE AND INCLUDES THE FOLLOWING: 1) EXPANSION OF EXISTING GARAGE IN BASEMENT LEVEL, 2) 1ST, 2ND, 3RD, AND 4TH STORY HORIZONTAL REAR YARD ADDITION, 3) ALTERATIONS TO EXISTING FRONT FACADE, 4) EXCAVATION AND FULL FOUNDATION REPLACEMENT, 5) LOWERING EXISTING BUILDING APPROXIMATELY, 6) INTERIOR REMODEL THROUGHOUT.

DRAWING LIST:

A0.0	COVER SHEET
GS-1	GREEN BUILDING SITE PERMIT SUBMITTAL
A0.1	LEGENDS, ABBREVIATIONS AND GENERAL NOTES
A0.2	SITE AERIAL VIEW/ CONTEXT ANALYSIS
A0.31	EXISTING CONTEXT PHOTOGRAPHS
A0.32	EXISTING STREETSCAPES
A0.33	PROPOSED STREETSCAPES
A0.34	EXISTING / PROPOSED STREETSCAPES. ENLARGED
A0.41	EXISTING / PROPOSED MASSING STUDIES
A0.42	EXISTING / PROPOSED MASSING STUDIES
A0.5	(NOT USED)
A0.6	WATER FLOW INFORMATION & PRE-APPLICATION PROJECT REVIEW CONCLUSIONS
A0.7	MAHER ORDINANCE. WAIVER
A0.8	EXISTING AND PROPOSED SITE PLAN
A0.9	EXITING DIAGRAM/ CALCULATIONS
D1.0	EXISTING/DEMOLITION BASEMENT PLAN
D1.1	EXISTING/DEMOLITION FIRST FLOOR PLAN
D1.2	EXISTING/DEMOLITION SECOND FLOOR PLAN
D1.3	EXISTING/DEMOLITION THIRD FLOOR PLAN
D1.4	EXISTING/DEMOLITION FOURTH FLOOR PLAN
D1.5	EXISTING/DEMOLITION ROOF PLAN
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A1.3	PROPOSED THIRD FLOOR PLAN
A1.4	PROPOSED FOURTH FLOOR PLAN
A1.5	PROPOSED ROOF PLAN
D2.1	EXISTING/DEMOLITION ELEVATION
D2.2	EXISTING/DEMOLITION ELEVATION
D2.3	EXISTING/DEMOLITION ELEVATION
D2.4	EXISTING/DEMOLITION ELEVATION
A2.1	PROPOSED ELEVATION
A2.2	PROPOSED ELEVATION
A2.3	PROPOSED ELEVATION
A2.4	PROPOSED ELEVATION
D3.1	EXISTING SECTION
D3.2	EXISTING SECTION
A3.1	PROPOSED SECTION
A3.2	PROPOSED SECTION
A3.3	PROPOSED SECTION
A3.4	PROPOSED SECTION
A3.5	PROPOSED SECTION

APPLICABLE CODES:

*2016 CALIFORNIA BUILDING CODE (BASED ON THE 2015 INTERNATIONAL BUILDING CODE)
*2016 CALIFORNIA MECHANICAL CODE (BASED ON THE 2015 UNIFORM MECHANICAL CODE)
*2016 CALIFORNIA PLUMBING CODE (BASED ON THE 2015 UNIFORM PLUMBING CODE)
*2016 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2014 NATIONAL ELECTRIC CODE)

*2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)
*2016 CALIFORNIA FIRE CODE (BASED ON THE 2015 INTERNATIONAL FIRE CODE)
*2016 CALIFORNIA ENERGY CODE
*2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)

*AND AS AMENDED BY THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT DATA:

PROJECT ADDRESS:	**2417 GREEN STREET, SAN FRANCISCO, CA 94123**
YEAR BUILT:	1908
BLOCK:	0560
LOT:	028
ZONING:	RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY)
HEIGHT LIMIT:	40-X

EXISTING:		PROPOSED:		
CONSTRUCTION TYPE:	TYPE "V-B"	CONSTRUCTION TYPE:	TYPE "V-B"	(NO CHANGE)
OCCUPANCY:	R-3/U	OCCUPANCY:	R-3/U	(NO CHANGE)
NUMBER OF DWELLING UNITS:	1	NUMBER OF DWELLING UNITS:	1	(NO CHANGE)
NUMBER OF FLOORS:	4, OVER BASEMENT	NUMBER OF FLOORS:	4, OVER BASEMENT	(NO CHANGE)
SPRINKLERED:	NO	SPRINKLERED:	YES (NFPA 13)	

PROJECT TEAM:

OWNER:
2417 GREEN STREET, LLC
474 EUCLID AVENUE
SAN FRANCISCO, CA 94118
T: 415.407.0486
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C: CHRIS DURKIN

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128 10th STREET, 3RD FLOOR
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C: ERIC DUMICAN

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C: CHRISTIAN DIVIS

HISTORIC PRESERVATION CONSULTANT:
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E: contact@timkelleyconsulting.com
C: TIM KELLEY

EXISTING CONDITIONS DRAFTER:
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SAN FRANCSICO, CA 94107
T: 415.621.2404
E: doug@ecdplans.com
C: DOUG STEELE

PLANNING CODE SECTION 317 DEMOLITION CALCULATIONS:

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

- FRONT FACADE - EXISTING TO REMAIN: (+/-) 23.8 LIN. FT. (97.5%)
- FRONT FACADE - EXISTING TO BE REMOVED: (+/-) 0.6 LIN.FT. (2.5%)
- REAR FACADE - EXISTING TO REMAIN: (+/-) 0 LIN.FT. (0%)
- REAR FACADE - EXISTING TO BE REMOVED: (+/-) 24.4 LIN.FT. (100%)

- **SUM OF REAR & FRONT FACADE - EXISTING TO BE REMOVED:** (+/-) 25 LIN.FT (51%) > 50% MAX.

- FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO REMAIN: (+/-) 125 LIN. FT. (79%)
- FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO REMOVED: (+/-) 33.3 LIN. FT. (21%)

- **FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO BE REMOVED:** (+/-) 33.3 LIN. FT. (21%) < 65% MAX.

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.C

- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 1): (+/-) 0 SQFT. (0%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 1): (+/-) 227 SQFT. (100%)
- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 2): (+/-) 0 SQFT. (0%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 2): (+/-) 1064.3 SQFT. (100%)
- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 3): (+/-) 0 SQFT. (0%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 3): (+/-) 875.6 SQFT. (100%)
- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 4): (+/-) 0 SQFT. (0%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 4): (+/-) 639.1 SQFT. (100%)
- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (ROOF): (+/-)407.2 SQFT. (30.6%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (ROOF): (+/-) 925.5 SQFT. (69.4%)

- **SUM OF HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED:** (+/-) 3731.5 SQFT. (90%) > 50% MAX.

- VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (NORTH ELEVATION): (+/-) 650.5 SQFT. (67.9%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (NORTH ELEVATION): (+/-) 307.5 SQFT. (32.1%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (WEST ELEVATION): (+/-) 1435.9 SQFT. (78.7%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (WEST ELEVATION): (+/-) 389.1 SQFT. (21.3%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (SOUTH ELEVATION): (+/-) 35.8 SQFT. (5%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (SOUTH ELEVATION): (+/-) 678.1 SQFT. (95%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (EAST ELEVATION): (+/-) 1764 SQFT. (90.4%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (EAST ELEVATION): (+/-) 187 SQFT. (9.6%)

- **SUM OF VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED:** (+/-) 1724.8 SQFT. (31.7%) < 50% MAX.

AREA CALCULATIONS:

EXISTING

BASEMENT:
- GARAGE: (+/-) 337 GSF

FLOOR 1:
- HABITABLE AREA: (+/-) 1,097 GSF.

FLOOR 2:
- HABITABLE AREA: (+/-) 1,232 GSF.

FLOOR 3:
- HABITABLE AREA: (+/-) 1,015 GSF.

FLOOR 4:
- HABITABLE AREA: (+/-) 774 GSF.

TOTALS:
- HABITABLE AREA: (+/-) 4,118 GSF.
- GARAGE: (+/-) 337 GSF.

PROPOSED

BASEMENT:
- GARAGE: (+/-) 999 GSF.
- HABITABLE AREA: (+/-) 116 GSF.

FLOOR 1:
- HABITABLE AREA: (+/-) 1,386 GSF.
- FRONT PORCH / ROOF DECK AREA: (+/-) 144 GSF.

FLOOR 2:
- HABITABLE AREA: (+/-) 1,322 GSF.
- ROOF DECK AREA: (+/-) 179 GSF.

FLOOR 3:
- HABITABLE AREA: (+/-) 1,429 GSF.

FLOOR 4:
- HABITABLE AREA: (+/-) 862 GSF.
- ROOF DECK AREA: (+/-) 135 GSF.

TOTALS:
- HABITABLE AREA: (+/-) 5,115 GSF.
- GARAGE : (+/-) 999 GSF.
- ROOF DECK AREA: (+/-) 458 GSF.

DUMICAN MOSEY
ARCHITECTS

Green Building: Site Permit Submittal

BASIC INFORMATION:
These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
2417 GREEN STREET	0560/028	2417 GREEN STREET
Gross Project Area	**Primary Occupancy**	**Number of occupied floors**
6022 SQ. FT.	SINGLE FAMILY RESIDENCE	4
Design Professional/Applicant: Sign & Date		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment GS2, GS3, GS4, or GS5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles or code references indicate measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls: Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	●
NonPotable Water: New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 sq ft must use available alternate water sources for toilet and urinal flushing and irrigation (SF Health Code 12C)	●
Water Efficient Irrigation: Projects with ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Better Roofs: Buildings of 10 occupied floors or less must install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready per Title 24 Part 6 (2016). With Planning Department Approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●
Energy Efficiency: Meet one GreenPoint Rated v7 energy compliance path. In homes with electric-only heating and water heating, installation of photovoltaics in compliance with San Francisco Better Roofs (above) may meet the All Electric path.	●
Meet all California Green Building Standards Code requirements CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.	●

LEED PROJECTS

	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						X
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	[2]	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				60		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRc1, 2 points	●	●	●	●	Meet C&D ordinance	●
Energy Design Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Better Roofs: Buildings of 10 occupied floors or less must: install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	●	●	n/r	n/r	n/r
Renewable Energy or Enhanced Energy Efficiency Buildings of 11 or more occupied floors must: Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EAc5, 5 points), OR Demonstrate at least 10% energy use reduction compared to Title 24 Part 6 (2016), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEEDv4 EAc7).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning LEEDv4 EAc1	●	Meet LEED prerequisite				
Water Use - 30% Reduction LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEEDv4 EA c6	CalGreen 5.508.1.2	n/r	n/r	CalGreen 5.508.1.2		
Indoor Air Quality Management Plan LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEEDv4 LTc6	●	See San Francisco Planning Code Section 155		●	See San Francisco Planning Code Section 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Wiring for Electric Vehicle Charging: Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.	6% of spaces CalGreen 5.106.5.3	3% of spaces CalGreen 4.106.4	3% of spaces CalGreen 4.106.4	6% of spaces CalGreen 5.106.5.3	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	Addition only	n/r
Air Filtration: Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air quality hot-spots. SF Health Code Article 38 and SF Building Code 1203.5.	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	Envelope alteration & addition only	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥$200,000
Type of Project Proposed (Check box if applicable)		
Energy: Comply with California Energy Code (Title 24 Part 6 2016)	●	●
Better Roofs: Buildings of 10 occupied floors or less must: Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	
Bicycle parking: Provide short- and long-term bicycle parking for 5% of motorized parking capacity, or San Francisco Planning Code Sec 155, whichever is greater.	●	●
Wiring for Electric Vehicle Charging: Prepare electrical systems for future installation of EV chargers at 6% of parking spaces. See CalGreen 5.106.5.3	●	
Fuel efficient vehicle and carpool parking: Designate and mark 8% of parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Conservation: All water leaks must be repaired, and all plumbing fixtures not compliant with SFBC 13A must meet current California Plumbing Code.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. **OR** for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.

2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

2417 GREEN STREET
SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS
128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title
GREEN BUILDING SITE PERMIT SUBMITTAL

Sheet Number
GS-1

PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) AREA OF DEMOLITION
- (E) AREA OF EXCAVATION
- (E) CONSTRUCTION TO REMAIN/ PROTECT
- (N) WALL
- 1-HOUR FIRE RATED WALL
- 2-HOUR FIRE-RATED WALL

REFERENCE SYMBOLS

- GRIDLINE
- SECTION
  - SECTION IDENTIFICATION
  - SHEET DESIGNATION
- DETAIL
  - DETAIL IDENTIFICATION
  - SHEET DESIGNATION
- EXTERIOR ELEVATION
  - ELEVATION IDENTIFICATION
  - SHEET DESIGNATION
- INTERIOR ELEVATION
  - DRAWING IDENTIFICATION
  - SHEET DESIGNATION
  - ELEVATION IDENTIFICATION
- X'-X"/000.00 ELEV. DESCRIPTION — ELEVATION
- ROOM NAME (E) # X'-X" — ROOM NAME; ROOM NUMBER; GENERAL CEILING HEIGHT; EXISTING
- PARTITION TYPE
- SHEET NOTE
- DEMOLITION SHEET NOTE/BATH ACCESSORY REFERENCE
- DOOR REFERENCE
- WINDOW REFERENCE
- P- FINISH REFERENCE
- PLUMBING FIXTURE / APPLIANCE / BATH ACCESSORY / EQUIPMENT REFERENCE
- REVISION

TESTING

THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTING:

TEST #1: PERFORM A 24 HOUR WATERDAM TEST AT ALL NEW ROOFS AND ROOF DECK(S). PREVIOUS TO INSTALLATION OF DECKING; DAM GUTTER/DRAINAGE TO CREATE A MINIMUM 1 INCH DEEP WATERDAM COVERING ENTIRE AREA OF ROOF DECK MEMBRANE, INSPECT FOR LEAKS OR AIR BUBBLES, REPAIR AS REQUIRED TO INSURE WATER-TIGHT INSTALLATION. PROVIDE ARCHITECT WRITTEN CONFIRMATION OF COMPLETED TEST.

REFER T-24 REPORT ON A0.53 FOR REQUIRED HERS VERIFICATIONS

GENERAL CONSTRUCTION NOTES

1. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
2. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS SHALL IMMEDIATELY EXAMINE THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK. CONTRACTORS SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING (TO INCLUDE ALL PIPING, DUCT WORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. EXPOSED OR CONCEALED ELEMENTS SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. **DO NOT SCALE DRAWINGS**. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS
4. **ALL DIMENSIONS ARE TO FACE OF FINISH**, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" OR "CLEAR" ARE TO BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS OTHERWISE NOTED AS "+/-"
5. ALL DIMENSIONS NOTED AS "V.I.F." ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DIMENSIONS, NOTES, AND DETAILS SHOWN ON ONE PORTION OF THE DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.
8. FURNISH AND INSTALL ALL MISCELLANEOUS AND STRUCTURAL ITEMS (STEEL, ALUMINUM, ETC. INCLUDING MATERIALS FOR SEPARATION OF DISSIMILAR MATERIALS) FOR EXTERIOR WALL SYSTEMS, WINDOWS, ARCHITECTURAL GLASS, RAILINGS, PARAPET WALLS, ETC. ASSOCIATED WITH THE BUILDING ENVELOPE AND ROOF.
9. COORDINATE LOCATION- AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS, AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
10. NEW WALL SURFACES SHALL ALIGN WITH EXISTING, ADJACENT, OR ADJOINING SURFACES, U.O.N. JOINTS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS.
12. PROVIDE BLOCKING/BACKING AND REINFORCEMENT ABOVE FOR SUPPORT OF LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING-MOUNTED ITEMS.
13. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH SHALL INCLUDE THE OUTLINE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
14. GRID LINES AND COLUMN CENTER LINES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION IN FIELD
15. IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
16. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
17. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR
18. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS
19. NOT USED
20. DRAWINGS OF EXISTING CONSTRUCTION ARE INTENDED TO AID IN REHABILITATION AND CANNOT BE ASSUMED ACCURATE IN DETAIL. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN PLANS AND SPECIFICATIONS BEFORE PROCEEDING.
21. DEMOLITION DRAWINGS ARE TO FACILITATE THE REHABILITATION OF THIS BUILDING. ALL DEMOLITION WORK MUST BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION AND LIGHTING DRAWINGS TO VERIFY REASON AND INTENT OF DEMOLITION WORK.
22. CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH DISTURBED AREAS TO MATCH EXISTING MATERIAL UNLESS OTHERWISE NOTED.
23. IN THE COURSE OF DEMOLITION, SHOULD ANY UNFORESEEN ISSUES BECOME APPARENT CONTRARY TO THE APPROVED PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
24. **CONTRACTOR SHALL PROTECT ALL AREAS IN-, ON-, OR ABOUT THE JOBSITE (INCLUDING NEW OR EXISTING MATERIALS & FINISHES) FROM DAMAGE WHICH MAY RESULT FROM, BUT NOT LIMITED TO; CONSTRUCTION, DEMOLITION, DUST, OR WATER. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPLACED OR REPAIRED AT THE EXPENSE OF THE GENERAL CONTRACTOR.**
25. **DURING ALL PHASES OF CONSTRUCTION, DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDINGS OR TENANT SPACES, INCLUDING BUT NOT LIMITED TO UTILITIES, AND MAINTAIN SAFE PASSAGE TO AND FROM ADJACENT BUILDINGS AND SPACES.**
26. **IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.**
27. **CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, SUPERVISION OF PERSONNEL AND CONSTRUCTION, CONTROL OF MACHINERY, FALSE WORK, AND TEMPORARY CONSTRUCTION AIDS.**
28. **CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN-, ON-, AND ABOUT THE JOBSITE AT ALL TIMES; INCLUDING BUT NOT LIMITED TO SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA STANDARDS AND ALL OTHER APPLICABLE REGULATIONS AT ALL TIMES.**
29. **CONTRACTOR SHALL CONTACT PG&E AND UNDERGROUND SERVICE ALERT (USA) PREVIOUS TO THE START OF ANY EXCAVATION, AND SHALL FOLLOW THE BEST PRACTICES MANUAL FOR EXCAVATION ESTABLISHED BY THE COMMON GROUND ALLIANCE (CGA).**
30. THE ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN COMFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

GENERAL DEMOLITION NOTES

1. REF. DEMOLITION PLANS, SHEETS D1.1, D1.2, D1.3, D1.4 & D1.5 FOR ADDITIONAL INFORMATION
2. WHERE UNFINISHED SURFACES ARE EXPOSED BY REMOVAL OF EXISTING CONSTRUCTION, PATCH, REPAIR, AND FINISH AS REQUIRED TO MATCH EXISTING ADJACENT FINISHED SURFACE SO AS TO APPEAR SEAMLESS AND UNIFORM, U.O.N.
3. WHERE (E) ELECTRICAL WIRING AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO SERVICE. REFER TO DESIGN-BUILD ELECTRICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF ELECTRICAL WORK.
4. WHERE (E) MECHANICAL DUCTS AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO FURNACE. REFER TO DESIGN-BUILD MECANICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF MECHANICAL WORK.
5. RELOCATE (E) PLUMBING LINES AS REQUIRED TO ACHIEVE PROPOSED NEW DESIGN, ALL PLUMBING LINES ARE TO BE CONCEALED WITHIN WALLS; TYP. - REFER TO DESIGN-BUILD PLUMBING DOCUMENTS FOR EXACT SCOPE AND NATURE PLUMBING WORK.
6. REMOVE (E) FLOOR FINISHES DOWN TO SUBSTRATE. CONTRACTOR SHALL INVESTIGATE AND VERIFY EXISTANCE AND CONDITION OF SUBFLOOR. PROVIDE NEW 3/4" PLYWOOD SUBFLOOR WHERE NO SUBFLOOR IS PRESENT AND/OR EXISTING SUBFLOOR IS INADEQUATE FOR INSTALLATION OF NEW FINISH FLOORING; U.O.N., TYP.
7. REMOVE ALL INTERIOR GYPSUM WALLBOARD AND PLASTER WALL & CEILING FINISHES BACK TO EXISTING FRAMING. PREPARE (E) FRAMING AS REQUIRED FOR INSTALLATION OF NEW FINISHES; U.O.N., TYP.
8. REMOVE EXISTING BASE, TRIM, AND PICTURE RAILS; U.O.N., TYP.
9. REMOVE ALL (E) INTERIOR DOORS AND FRAMES & TRIMS COMPLETE; U.O.N., TYP.
10. REMOVE (E) CONSTRUCTION AS REQUIRED FOR INSTALLATION OF NEW STRUCTURAL MEMBERS. REFER TO S-SERIES DWGS. FOR FULL SCOPE OF STRUCTURAL WORK. PATCH & REPAIR DISTURBED FINISH ASSEMBLIES TO MATCH ADJACENT EXISTING.
11. WHERE NOT SPECIFICALLY INDICATED, REMOVE EXISTING FINISHES AND EXISTING CONSTRUCTION AS REQUIRED FOR INSTALLATION OF NEW MECHANICAL, STRUCTURAL, AND ELECTRICAL WORK. PATCH & REPAIR.

GREEN BUILDING NOTES

1. **CONSTRUCTION AND DEMOLITION DEBRIS:** 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance
2. **RECYCLING BY OCCUPANTS:** Provide adequate space and equal access for storage, collection and loading of Compostable, recyclable and landfill materials. - See Administrative Bulletin 088.
3. **WATER EFFICIENT IRRIGATION:** Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See the guide at www.sfwater.org/landscape)
4. **STORMWATER CONTROL PLAN:** Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (See www.sfwater.org/sdg)
5. **GRADING AND PAVING:** Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)
6. **SMART IRRIGATION CONTROLLER:** Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller.
7. **INDOOR WATER EFFICIENCY:** Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Indoor Water Efficiency" at left.) Replace all noncompliant fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)
8. **ENERGY EFFICIENCY:** Comply with California Energy Code (Title 24, Part 6)
9. **PEST PROTECTION:** Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents.
10. **MOISTURE CONTENT OF BUILDING MATERIALS:** Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following: (CalGreen 4.505.3)

    A) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
    B) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified.
    C) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure
11. **CAPILLARY BREAK FOR CONCRETE SLAB ON GRADE:** Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2.)

    A) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
    B) A slab design specified by a licensed design professional.
12. **FIREPLACES AND WOODSTOVES:** Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)
13. **DESIGN AND INSTALL HVAC SYSTEM TO ACCA MANUAL J, D, AND S** (CalGreen 4.507.2)
14. **HVAC Installer Qualifications:** HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)
15. **COVERING DUCT OPENINGS AND PROTECTING MECHANICAL EQUIPMENT DURING CONSTRUCTION:** Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal,or other acceptable methods to reduce the amount of water, dust, and debris entering the system.
16. **BATHROOM EXHAUST FANS:** Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan.
17. **CARPET:** All carpet must meet one of the following: (CalGreen 4.504.3)
    A) Carpet and Rug Institute Green Label Plus Program,
    B) California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),
    C) NSF/ANSI 140 at the Gold level,
    D) Scientific Certifications Systems Sustainable Choice, OR
    E) California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.
18. **RESILIENT FLOORING SYSTEMS:** For 80% of floor area receiving resilient flooring, install resilient flooring complying with:
    A) Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program,
    B) Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1,
    C) Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR
    D) Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.
19. **COMPOSITE WOOD PRODUCTS:** Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.
20. **INTERIOR PAINTS AND COATINGS:** Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.
21. **LOW-VOC AEROSOL PAINTS AND COATINGS:** Meet BAAQMD VOC limits (Regulation 8, Rule 49) and ProductWeighted MIR Limits for ROC. (CalGreen 4.504.2.3.)
22. **LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS:** Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

ABBREVIATIONS

A.B.	Anchor Bolt
ABV.	Above
ACOUST.	Acoustical
ACT	Acoustical Tile
A.C.T.	Above Counter Top
A.D.	Area Drain
ADDN'L	Additional
ADJ.	Adjacent
A.F.F.	Above Finish Floor
AGGR.	Aggregate
ALUM.	Aluminum
ALT.	Alternate
ANC.	Anchor/Anchorage
ARCH.	Architectural
AVG.	Average
BD.	Board
B.F.	Both Faces
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
B.O.	Bottom Of
B.P.	Building Paper
BDRM.	Bedroom
BLW.	Below
BRG.	Bearing
BRKT.	Bracket
BRZ.	Bronze
BTM.	Bottom
BTN.	Batten
BTR.	Better
BTWN.	Between
B.U.R.	Built-Up Roofing
BVL.	Beveled
B.W.	Both Ways
C.B.	Catch Basin
CAB.	Cabinet
C.A.R.	Cold Air Return
CATV	Cable Television
C.C.	Center To Center
C.F.	Cubic Feet
C.G.	Corner Guard
C.I.P.	Cast-In-Place Concrete
C.J.	Control Joint
CLKG.	Caulking
CLG.	Ceiling
CLR.	Clear
C.M.U.	Concrete Masonry Unit
C.M.P.	Corrugated Metal Pipe
CNTR.	Counter
CO.	Cleanout
CO.T.G.	Cleanout To Grade
COL.	Column
CONC.	Concrete
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
CONTR.	Contractor
CORR.	Corrugated
CPT	Carpet
CRS.	Course/Courses
CSK.S	Countersunk Screw
C.T.	Ceramic Tile
CTR.	Center
CUST.	Custodian
C.W.	Cold Water
C.Y.	Cubic Yard
DBL.	Double
DEPT.	Department
DET.	Detail
D.F.	Douglas Fir
D.I.B.	Drill-In-Bolt
DIA.	Diameter
DIAPH.	Diaphragm
DIM.	Dimension
DISP.	Dispenser
DIV.	Division/Divider
D.L.	Dead Load
DN.	Down
DWG.	Drawing
DR.FNTN.	Drinking Fountain
DW.	Dishwasher
E.	East
(E)	Existing
EA.	Each
E.B.	Expansion Bolt
E.I.F.S.	Exterior Insulation Finish System
E.J.	Expansion Joint
ELECT.	Electric/Electrical
ELEV.	Elevation
EMER.	Emergency
E.N.	Edge Nailing
ENCL.	Enclosure
E.O.P.	Edge Of Pavement
E.O.S.	Edge Of Slab
E.P.B.	Electrical Panel Board
EQ.	Equal
EQUIP.	Equipment
ESMT.	Easement
E.W.C.	Electric Water Cooler
E.X.H.	Exhaust
EXP.	Exposed
EXT.	Exterior
F.A.	Fire Alarm
F.A.C.P.	Fire Alarm Control Panel
F.A.U.	Forced Air Unit
F.C.C.	Fire Control Center
F.C.U.	Fan Coil Unit
F.D.	Floor Drain
F.D.C.	Fire Department Connection
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.F.	Finish Floor
F.F.B.	Finish Floor Break
F.F.E.	Finish Floor Elevation
F.G.	Fixed Glass/Glazing
F.H.	Fire Hydrant
F.H.C.	Fire Hose Cabinet
F.H.V.	Fire Hose Valve
FIN.	Finish
F.L.	Flowline
F.J.	Flush Joint
FLSHG.	Flashing
FLR.	Floor
FLUOR.	Fluorescent
F.O.	Face Of
F.O.C.	Face Of Concrete
F.O.M.	Face Of Masonry
F.O.S.	Face Of Stud
F.O.W.	Face Of Wall
F.P.	Fireplace
F.PR.	Fireproof
FRMG.	Framing
FTG.	Footing
FUR.	Furred/Furring
G.	Gas
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
G.C.	General Contractor
G.F.I.	Ground Fault Interrupter
GL.	Glass
G.I.	Grid Line
G.I.	Galvanized Iron
G.L.B.	Glu-Lam Beam
GND.	Ground
GR.	Grade
GRDR.	Girder
G.S.	Gypsum Sheathing
GWB	Gypsum Wall Board
H.B.	Hose Bibb
H.C.	Hollow Core
H.D.	Hold Down
HDR.	Header
HDWR.	Hardware
HGR.	Hanger
H.M.	Hollow Metal
HORIZ.	Horizontal
H.P.	High Point
HR.	Hour
HT.	Height
HTG.	Heating
H.V.A.C.	Heating/Ventilating/ Air Conditioning
H.W.	Hot Water
I.B.	Infiltration Barrier
I.D.	Inside Diameter
INCL.	Included/Including
INFO.	Information
INSUL.	Insulation
INT.	Interior
INTER.	Intermediate
INV.	Invert
JST.	Joist
JT.	Joint
K.P.	Kick Plate
KIT.	Kitchen
LAM.	Laminate
LAV.	Lavatory
L.B.	Lag Bolt
LB.	Pound
L.F.	Linear Foot
L.L.	Live Load
LT.	Light
LTL.	Lintel
LKR.	Locker
L.P.	Low Point
L.P.G.	Low Pressure Gas
LVR.	Louver
L.V.L.	Laminated Veneer
MAS.	Masonry
MAT'L.	Material
MAX.	Maximum
M.B.	Machine Bolt
M.C.	Medicine Cabinet
MECH.	Mechanical
MED.	Medium
MFD.	Manufactured
MFR.	Manufacturer
M.H.	Manhole
MICRO.	Microwave
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
M.R.	Moisture Resistance
M.R.O.	Masonry Rough Opening
MOD.	Module
MOV.	Movable
MTD.	Mounted
MTG.	Mounting
MTL.	Metal
MUL.	Mullion
N.	North
(N)	New
N.I.C.	Not In Contract
N/A	Not Applicable
NO.	Number
N.T.S.	Not To Scale
O/	Over
OBS	Obscure
O.C.	On Center
O.D.	Outside Diameter
OFCI	Owner Furnished / Contractor Install
OFF.	Office
O.F.D.	Overflow Drain
O.H.	Overhead
OPNG.	Opening
OPP.	Opposite
OVHG	Overhang
PART.	Partition
P.C.	Precast Concrete
P.C.F.	Pounds Per Cubic Foot
P.D.F.	Powder Driven Fastener
PERF.	Perforated
PFB.	Prefabricated
PKT	Pocket
PLT.	Plate
P.L.F.	Pounds Per Lineal Foot
P.LAM.	Plastic Laminate
PLYWD.	Plywood
P.H.	Paperholder
PNT.	Paint
PRJ.	Project/Projected
P.S.F.	Pounds Per Square Foot
P.S.I.	Pounds Per Square Inch
P.T.	Pressure Treated
PT.	Point
P.T.D.	Paper Towel Dispenser
P.T.D.F.	Pressure Treated Douglas Fir
P.T.D.R.	Combination Paper Towel Dispenser And Receptacle
P.T.R.	Paper Towel Receptacle
P.V.C.	Polyvinylchloride Pipe
PVMT.	Pavement
Q.T.	Quarry Tile
R.	Riser
R.A.G.	Return Air Grille
RAD.	Radius
R.B.	Rubber Base
R.C.	Reinforced Concrete
R.D.	Roof Drain
RDWD.	Redwood
REINF.	Reinforcing Steel
REF.	Reference
REFR.	Refrigerator/Refrigeration
REG.	Register
REQ'D.	Required
RET.	Retain/Retaining
REV.	Revision
RM.	Room
R.O.	Rough Opening
ROOF'G.	Roofing
R.W.L.	Rain Water Leader
S.	South
S.B.	Solid Blocking
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser
S.DR.	Storm Drain
SECT.	Section
S.E.D.	See Electrical Drawings
S.F.	Square Foot
S.F.B.	Split Face Block
S.F.S.D.	See Food Service Drawings
SHT.	Sheet
SHTHG.	Sheathing
SHLVS.	Shelves/Shelving
SHWR.	Shower
SIM.	Similar
SLR.	Sealer
S.M.D.	See Mechanical Drawings
S.N.D.	Sanitary Napkin Dispenser
S.N.R.	Sanitary Napkin Receptacle
SPECS.	Specifications
S.P.D.	See Plumbing Drawings
SPL.BLK.	Splash Block
SQ.	Square
S&P	Shelf And Pole
S.S.	Sanitary Sewer
S.S.D.	See Structural Drawings
S.SK.	Service Sink
S.ST.	Stainless Steel
STA.	Station
S.T.C.	Sound Transmission Coefficient
STD.	Standard
STL.	Steel
STO.	Storage
STRUCT.	Structure/Structural
SUSP.	Suspended
S.W.	Shear Wall
S.Y.	Square Yard
SYS.	System
T.	Thread
T.B.	Towel Bar
T.C.	Trash Compactor
TEL.	Telephone
TEMP.	Tempered
T.O.C.	Top Of Concrete
T.&G.	Tongue And Groove
THK.	Thick/Thickness
THR.	Threshold
T.O.B.	Top Of Beam
T.O.G.	Top Of Grate
T.O.P.	Top Of Paving
T.O.S.	Top Of Slab
T.O.STL.	Top Of Steel
T.O.W.	Top Of Wall
T.P.D.	Toilet Paper Dispenser
T.S.	Tube Steel
T.T.B.	Telephone Termination Board
T.V.	Television
TXT.	Texture
TYP.	Typical
U.B.C.	Uniform Building Code
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
UR.	Urinal
V.B.	Vinyl Base
V.BR.	Vapor Barrier
V.C.P.	Vitrified Clay Pipe
V.C.T.	Vinyl Composition Tile
VENT.	Ventilator/Ventilation
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
VIN.	Vinyl
VNR.	Veneer
V.T.	Vinyl Tile
W.	West
W/.	With
W.C.	Water Closet
WD.	Wood
W/D	Washer/Dryer
W.G.	Wired Glass
WH	Water Heater
W.HYD.	Wall Hydrant
WNDW.	Window
W/O	Without
WP	Waterproof
WSCT.	Wainscot
WT.	Weight
WWF	Welded Wire Fabric
YD.	Yard

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No. 16112

Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

LEGENDS, ABBREVIATIONS AND GENERAL NOTES

Sheet Number

A0.1

1 EXISTING CONTEXT PLAN

1/32"=1'-0"

2 NORTH VIEW REAR YARDS

NTS

GENERAL NOTES

1. THIS PLAN IS GRAPHIC IN NATURE AND DOES NOT REPRESENT A SURVEY

SHEET NOTES

LEGEND

2417 GREEN STREET

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Drawing Title

SITE AERIAL VIEW/ CONTEXT ANALYSIS

Sheet Number

A0.2

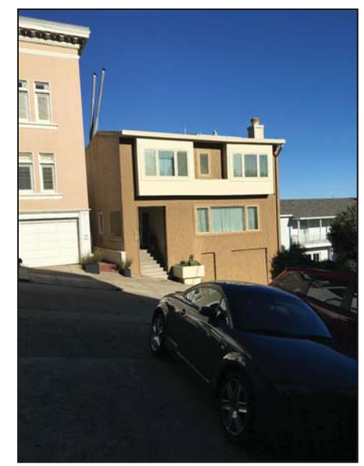
1

2

3

4

5



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7

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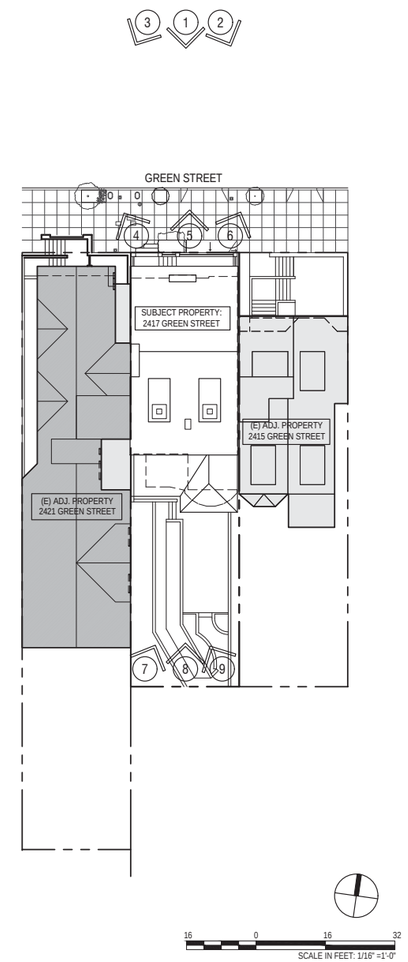

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Drawing Title

EXISTING CONTEXT
SITE PHOTOGRAPHS

Sheet Number

A0.31

GREEN STREET - SOUTH SIDE

GREEN STREET - NORTH SIDE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

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Drawing Title

EXISTING STREETSCAPES

Sheet Number

A0.32

GREEN STREET - SOUTH SIDE

GREEN STREET - NORTH SIDE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
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Drawing Title

PROPOSED STREETSCAPES

Sheet Number

A0.33

EXISTING STREET SCAPE

PROPOSED STREET SCAPE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

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Drawing Title

EXISTING/PROPOSED STREETSCAPES ENLARGED

Sheet Number

A0.34

1 PROPOSED MASSING STUDY

2 EXISTING MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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Drawing Title

EXISTING/PROPOSED MASSING STUDIES

Sheet Number

A0.41

1 PROPOSED MASSING STUDY

2 EXISTING MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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Drawing Title

EXISTING/PROPOSED MASSING STUDIES

Sheet Number

A0.42

SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 02 / 28 / 17 REQUEST IS FOR: [X] FIRE FLOW [X] SPRINKLER DESIGN

CONTACT PERSON: Anastasia Bespalova ADDRESS: 128 10th Street, Floor 3, San Francisco

PHONE NO. (415) 495 / 9322 FAX NO. ( ) /

EMAIL : abespalova@dumicanmosey.com

OWNER'S NAME: Chris Durkin PHONE # (415) 407 / 0486

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:

2417 Green Street

CROSS STREETS (*BOTH ARE REQUIRED*):

Pierce / Scott

SPECIFY STREET FOR POINT OF CONNECTION: Green Street

OCCUPANCY (CIRCLE ONE): (R3) R2 LIVE/WORK COMMERCIAL OTHER

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES NO

NUMBER OF STORIES: 4 + Basement HEIGHT OF BLDG.: 48'-9" FT.

- SUBMIT FORM WITH A **$120.00** CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF **$240.00** WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS **WILL NOT** BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

**********Official use only**********

Flow data provided by: DUNN Date Forwarded 2/7/2017

Flow data: FIELD FLOW TEST ____ RECORDS ANALYSIS ✓

STATIC 80 PSI
RESIDUAL 65 PSI
FLOW 900 GPM
6" MAIN on GREEN ST.

Gate Page 18

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 9/05/2015

DUMICAN MOSEY ARCHITECTS

MEMORANDUM

Date: 17 March 2017
To: Mark Walls, P.E. Department of Building Inspection (DBI), City of San Francisco
From: Anastasia Bespalova – Dumican Mosey Architects
Subject: 2417 Green Street, San Francisco, CA. 94123 – Pre-Application Plan Review Meeting. Conclusions

The purpose of this memo is to request a Pre-Application Meeting for the proposed project at 2417 Green Street, San Francisco, CA. 94123. Please find outlined below, the Proposed Project Description and 2016 California Building Code (CBC) Questions, as well as the Schematic Design set of drawings, dated 16 February 2017 & copies of CBC sections, referenced below.

The purpose of this letter is to document the findings and conclusions of our Pre-Application Plan Review Meeting with you on 15 March, 2017. At that meeting we presented and reviewed building code questions related to our interpretation of the code relative to the project. Pre-Application Plan Review Set of drawings, dated 24 February 2017 showing the proposed project that consists of the remodel, alterations, and addition to an existing 4-story over basement, single-family residence was provided for the reference. Per our meeting, the following conclusions were made:

1. Construction Type and Sprinklers: The proposed project will result in a 4 story over basement, single family residential building (R-3), construction type V-B. NFPA 13R sprinkler system is permitted in buildings occupancy group R-3, up to and including 4 stories in height, not exceeding 60' in height above grade plane per Section 903.3.1.2. **Please confirm that construction type V-B with NFPA 13R sprinkler system is permitted for the single family residence with height 4 stories above basement and (+/-) 50'-8" above grade plane.**

   Conclusion: Building construction type V-B, fully sprinklered with NFPA 13R sprinkler system is confirmed for the proposed project.

DUMICAN MOSEY ARCHITECTS

2. Protected Openings, Property Line Windows: Per Table 705.8 unprotected openings are not permitted when the fire separation distance is 0'-0" (property line windows). Administrative Bulletin AB-009 of SFBC provides case-by-case review to allow protected openings closer to property lines than permitted by the Table 705.8. Such openings shall be protected with fire assemblies such as fire shutters or rated window assemblies. Per an exception to Section 705.8.2 opening protectives are not required where the building is equipped throughout with an automatic sprinkler system NFPA 13 (Section 903.3.1.1) and the exterior openings are protected by a water curtain using automatic sprinklers approved for this use. **Please confirm that the water curtain exception (w/ NFPA 13 Sprinkler System throughout, ordinary temperature, quick-response type heads installed within 18" of the openings and spaced at 6'-0" min on center, on the interior of the building only) in lieu of fire rated window assemblies or fire shutters can be applied to a property line windows if other provisions of Local Equivalency AB-009 are met.**

   Conclusion: The request for the openings in property line walls will be reviewed on a case-by-case basis. The use of Pyrostop® glazing assembly or an upgrade to NFPA13 sprinkler system throughout with WS sprinkler heads, installed at the interior side of window openings would be acceptable. In the case where a corner window is proposed with one face parallel to the property line and second face perpendicular to the property line, with butt-glazed corner between the faces, the rated assembly must turn the corner or WS sprinkler heads must turn the corner. WS sprinklers must be installed per manufacturer instructions to achieve a continuous water curtain. Additionally, an NFPA-13R sprinkler system is also acceptable with compatable hydraulic calcs for the WS head MGW

3. Number of Exits: Per Section 1006.3.2(4) a single exit from any story or occupied roof is permitted in R-3 occupancies. Common path of travel distance on the floors basement through floor 3 above grade plane is unlimited and maximum common path of egress travel distance on 4th floor above grade shall be 125' max (Table 1006.3.2(1)). The path of egress travel to an exit shal not pass through more than one adjacent story (Section 1006.3). To meet mentioned above code requirements two exits are provided from the proposed building. Exit access doorway #1 is the main entry door located on Floor 1. It opens directly to the public way. Exit access travel distance from the most remote point on each floor to the main entry door does not exceed 250' (Table 1017.2). Exit access doorway #2 is located on Floor 2 and connects with public way through the 1-hr fire resistance rated exterior exit passageway. Exit access travel distance from the most remote point on floor 4 to the exit access doorway #2 is 124' < 125' and meets the requirements of Table 1006.3.2(1) for common path of egress travel distance from 4th floor above grade. The path of egress travel from Floor 4 to the exit access doorway #2 passes through one adjacent story – Floor 3. Travel distance from the most remote point on floor 4 to a stairway on the same floor is 46' > 50' per requirements of Section 1016.3 of SFBC. **Please confirm that the proposed design of the egress system meets the requirements the requirements of CBC and SFBC codes.**

   Conclusion: Confirmed. The design of egress system meets the requirements of the Code. Two exits from the building are provided. Travel distance from the most remote point on floor 4 to the exit access doorway is less than 125'. Exterior exit passageway connecting exit access doorway with

DUMICAN MOSEY ARCHITECTS

public way shall be 1-hr fire resistance rated at walls and ceiling. Electrical, gas meters or any other equipment shall not be located in the passageway.

Note: The maximum common path of egress travel shall not exceed 125' in a two exit structure (Full Sprinkler) MGW

Pre-Resistance Rating at Exterior Walls: Per Section 705.5 where fire resistance rating of exterior walls is required per Table 601 and 602, the walls shall be rated for exposure to fire from both sides. Existing to remain property line walls at the subject building are inaccessible from the exterior side where they are located against the property line walls of the adjacent buildings. **Please confirm that fire rating from interior side only at such existing walls can be acceptable.**

   Conclusion: Confirmed. Existing to remain property line walls inaccessible from the exterior side are permitted to be rated from an interior side only. Two layers of 5/8" Type-X gypsum wall board provide an equivalent of 1-hr fire resistance rating (80 min per Table 722.2.1.1(2)).

Further understandings:

A. The scope of this pre-application review is limited to the questions submitted by the applicant. Code issues not addressed at the pre-application process will be addressed at the time of permit application plan review.
B. Pre-Application Meeting notes to be included in the plan sets, superimposed, on the same size paper as plans. These understandings shall not be presumed to give authority to violate or cancel the provisions of the San Francisco Building Code, the San Francisco Fire Code or any other applicable laws and regulations.
C. The decision is not to be used as a precedent since it is intended to apply only to this particular situation. Please be advised that this response is based upon the accuracy and completeness of information supplied by the applicant to the Department of Building Inspection, City of San Francisco.

Please find attached a copy of this letter for your signature, please sign and return one copy to us.

M. Walls 4-4-17
Mark Walls – City of San Francisco Date

cc: Chris Durkin – Owner
Eric Dumican – Dumican Mosey Architects

M. Walls
Mark Walls, DBI
APR 04 2017

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No.	16112
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ENVIRONMENTAL EVALUATION SET	02 10 17
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Drawing Title

WATER FLOW INFO & PRE-APP PROJECT REVIEW CONCLUSIONS

Sheet Number

A0.6

City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

Edwin M. Lee, Mayor
Barbara A. Garcia, MPA, Director of Health
Stephanie K. J. Cushing, MSPH, CHMM, REHS
Environmental Health Director

WAIVER FROM SAN FRANCISCO HEALTH CODE ARTICLE 22A (MAHER ORDINANCE)

Compliance with Article 22A of the San Francisco Health Code is required for all sites that require a permit from the Department of Building Inspection, will move or excavate at least 50 cubic yards (38.23 m^3) of soil and/or that have the potential to contain hazardous materials in soil and/or groundwater or are within the mapped Article 22A (Maher) area. Sites subject to Article 22A may be granted a waiver by the San Francisco Department of Public Health per Section A.4. of Article 22A which states, "The Director may waive the requirements imposed by this Article if the applicant demonstrates that the property has been continuously zoned as residential under the City Planning Code since 1921, has been in residential use since that time, and no evidence has been presented to create a reasonable belief that the soil and/or groundwater may contain hazardous substances. In these circumstances, the Director shall provide the applicant and the Director of Building Inspection with written notification that the requirements of this Article have been waived."

The following information and documents were submitted in support of the Waiver:

- ☒ Site history information and/or environmental/geotechnical documents
- ☒ Project plans and elevation Drawings AND excavation, trenching grading plans
- ☐ Current or former underground storage tank operation and removal documents, as applicable

PROPERTY/PROJECT INFORMATION

Address: 2417 Green Street Block/Lot: 0560 / 028 SMED No.: 1534

Owner/Proponent name: Chris Durkin (Chris@durkinincorporated.com) Contact Name/ phone: Eric Dumican (415) 495-9322 (edumican@dumicanmosey.com)

Proponent Address: 474 EUCILD AVENUE, SAN FRANCISCO, CA. 94118

Current Site Use: Single Family Residence Proposed Site Use: Single Family Residence

If residential use only, approximate year residential only use began: 1907

COMMENTS:

The San Francisco Department of Public Health has determined that:

- ☒ The project Property has been continuously zoned as residential since at least 1921 AND the available information does not indicate potential or known the soil and/or groundwater contamination by contain hazardous substances or materials. AND The site use will remain as residential or a less sensitive land use.

1390 Market Street, Suite 210, San Francisco, CA 94102
Phone 415-252-3800 | Fax 415-252-3875

- ☐ Less than 50 Cubic Yards of soil will be disturbed by the proposed project AND the available information does not indicate potential or known the soil and/or groundwater contamination by contain hazardous substances or materials.
- ☐ A former underground storage tank removed from the residential site or nearby residential site, does not present a significant health or environmental risk to the project property based on the information available from publically available state databases and SF DPH files.

SFDPH Recommendations:

- ☐ Site Soils are known to, or may, contain fill material. Fill material associated with the 1906 Earthquake and Fire or other fill materials in San Francisco may contain elevated lead concentrations among other potential contaminants. SF DPH recommends that excavated fill soils be segregated, stored on plastic sheeting and chemically analyzed for contaminants prior to soil reuse or as required by the disposal facility prior to disposal. The analyses considered may include the analytes listed in the Maher Ordinance, which include: Metals, volatile and semi volatile organic compounds, cyanide and petroleum hydrocarbons. Any remaining soils with elevated contaminants should be capped by the building, hardscape or at least one foot of clean soil over a visual physical barrier such as expanded plastic geogrid, or similar material.
- ☒ Construction activities should follow a work health and safety plan and dust control measures.

San Francisco Department of Public Health **GRANTS A WAIVER FROM THE REQUIREMENTS OF THE SF HEALTH CODE ARTICLE 22A FOR *THE SPECIFIED PROJECT ONLY* BASED ON THE SITE CRITERIA AND CHARACTERISTICS LISTED ABOVE.** Should you have any questions please contact the San Francisco Department of Public Health, Site Assessment and Mitigation Program (DPH SAM) at (415) 252-3800.

Stephanie K. J. Cushing, MSPH, CHMM, REHS
Director of Environmental Health
San Francisco Department of Public Health

Date: 28 March 2017

cc: Jeanie Poling, Environmental Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479
jeanie.poling@sfgov.org

Ed Sweeney, Deputy Director of Inspection Services
San Francisco Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103
edward.sweeney@sfgov.org

2417 GREEN STREET

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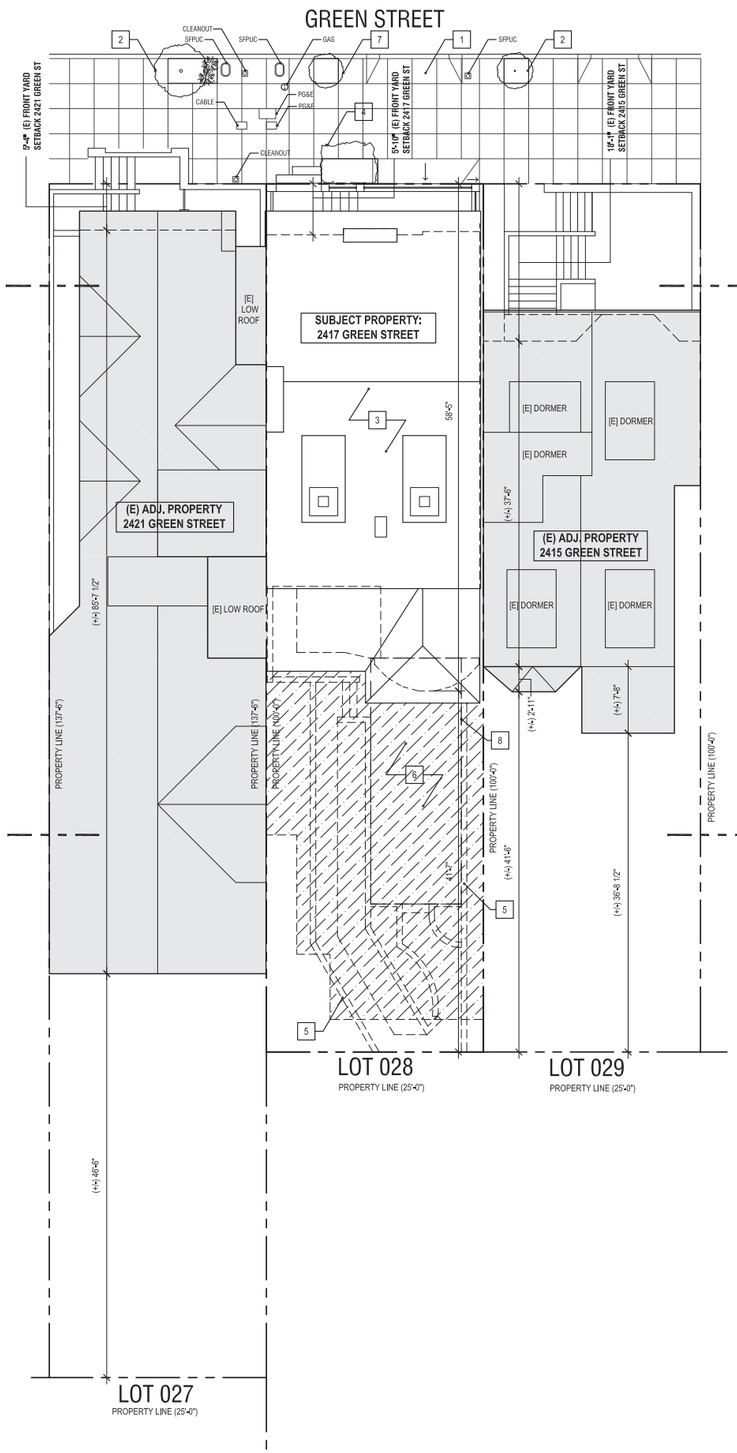
Drawing Title

MAHER ORDINANCE. WAIVER

Sheet Number

A0.7

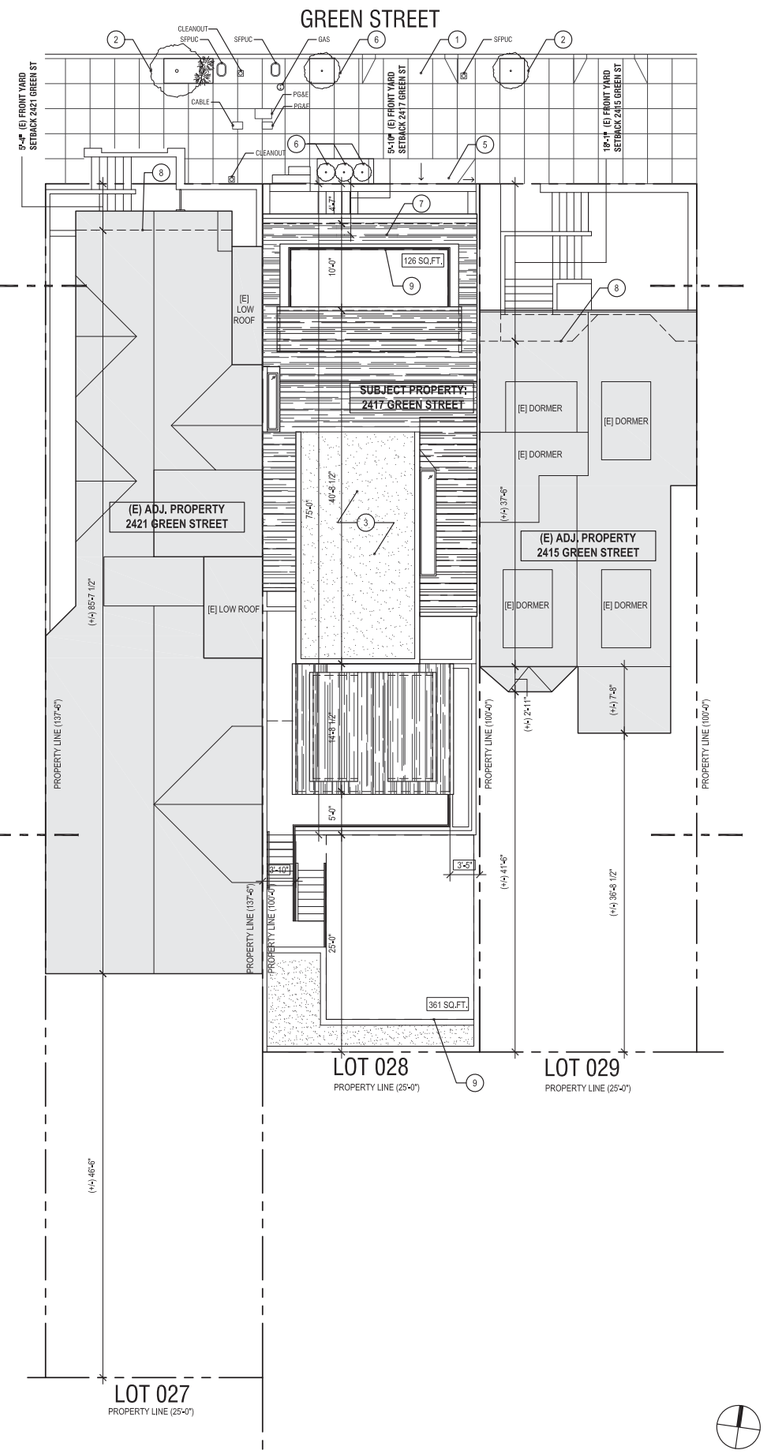


1 EXISTING SITE PLAN

1/8"=1'-0"

11'-9" FRONT SETBACK AVG. ADJ. BUILDINGS

25% REAR-YARD SETBACK [SEC. 134(a)(1)]



2 PROPOSED SITE PLAN

1/8"=1'-0"

8 0 8 16
SCALE IN FEET: 1/8" =1'-0"

GENERAL SITE PLAN NOTES

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
2. REFER TO SHEETS D1.0-D1.5 AND A1.0-A1.5 FOR ADDITIONAL FLOOR PLANS AND INFORMATION

DEMOLITION SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF [E] BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. REMOVE [E] WALLS & LANDSCAPING, TEMPORARILY BRACE SOIL TO PREVENT EROSION AND DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS PER SFBMP
6. EXCAVATE AS REQUIRED FOR [N] CONSTRUCTION
7. REMOVE [E] SIDEWALK LANDSCAPING
8. OUTLINE OF [E] USABLE OPEN SPACE (+/-)296 SQ.FT.

PROPOSED SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF PROPOSED BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. [E] RAMP AT GARAGE TO REMAIN
6. [N] STREET TREE
7. (E) FRONT WALL TO REMAIN AT SUBJECT PROPERTY
8. (E) FRONT WALL TO REMAIN AT ADJACENT PROPERTY
9. OUTLINE OF [N] USABLE OPEN SPACE (+/-)487 SQ.FT.

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQ'S.

- ZONING DISTRICT:	RH-1 (RESIDENTIAL - HOUSE, ONE FAMILY)
- MIN. LOT AREA:	2500 SQ.FT.
- MIN. LOT WIDTH:	25'-0"
- SIDE YARD SETBACK:	NONE REQUIRED
- FRONT YARD SETBACK:	BASED ON AVERAGE OF ADJACENT PROPERTIES. IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15' OR 15% OF LOT DEPTH.
- REAR YARD SETBACK:	- 25% OF THE TOTAL LOT DEPTH, BUT IN NO CASE LESS THAN 15'. [REF. SEC. 134(a)(1)]
- PERMITTED OBSTRUCTIONS:	PERMITTED OBSTRUCTIONS INTO SETBACKS: MIN. 7'-6" HEADROOM FOR OVERHEAD HORIZONTAL PROJECTIONS. MAX. 3'-0" DEPTH FOR PROJECTIONS INTO REQUIRED OPEN AREA. THE COMBINED LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA IS LIMITED TO 2/3 OF THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL. (REF. SEC. 136 (c)(3))
- OPEN SPACE:	- 300 SQ.FT. MIN AREA: 6'-0" MIN DIMENSION & 36 SQ.FT. MIN AREA ON DECK OR BALCONY; 10'-0" MIN DIMENSION & 100 SQ.FT. MIN AREA ON GRADE. (REF. SEC. 135 & TABLE 135A) - OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY
- MAX. HEIGHT LIMIT:	- 35' [REF. SEC. 261(b)(1)] - 30' AT FRONT SETBACK, THEN INCREASE AT AN ANGLE OF 45 DEGREES TOWARD THE REAR OF LOT UNTIL THE HEIGHT LIMIT IS 35' [REF. SEC. 261(c)(1)] - HEIGHT LIMIT AT THE FRONT PORTION OF THE BUILDING CAN BE INCREASED TO THE AVERAGE OF THE HEIGHTS OF THE TWO ADJACENT BUILDINGS [REF.SEC. 261(b)(2)] - DORMERS AT ROOF CAN BE EXEMPT FROM HEIGHT LIMIT UP TO 10' ABOVE HEIGHT LIMIT. SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED [REF. SEC. 261(b)(1)(B)]
- NUMBER OF PARKING SPACES:	ONE SPACE MIN PER DWELLING UNIT (REF. TABLE 151); THREE SPACES MAX WHERE ONE SPACE IS REQUIRED (REF. SEC. 151(c)).
- BICYCLE PARKING:	ONE CLASS 1 SPACE PER DWELLING UNIT IS REQUIRED (REF. TABLE 155.2.10 & ZONIN ADMINISTRATOR BULLETIN NO.9)

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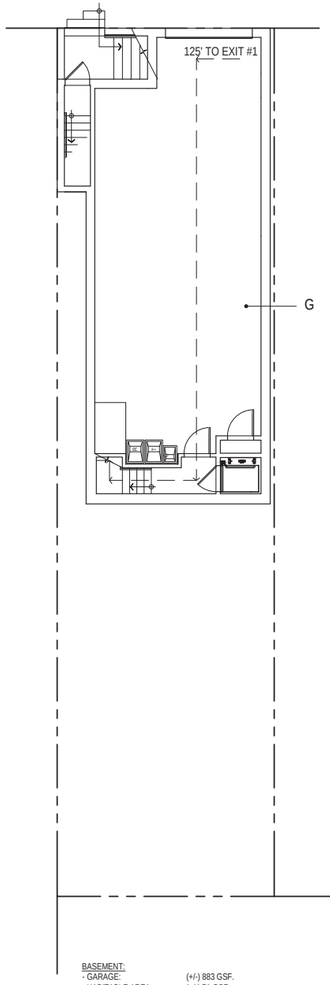
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

EXISTING AND PROPOSED SITE PLAN

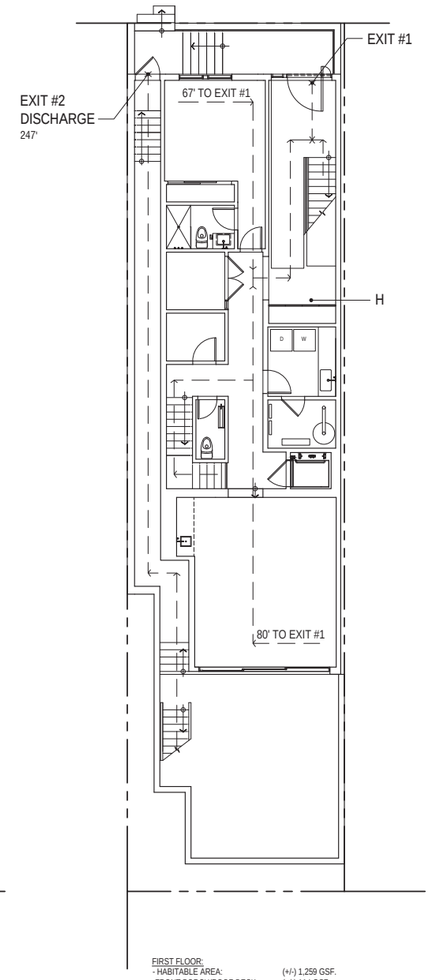
Sheet Number

A0.8



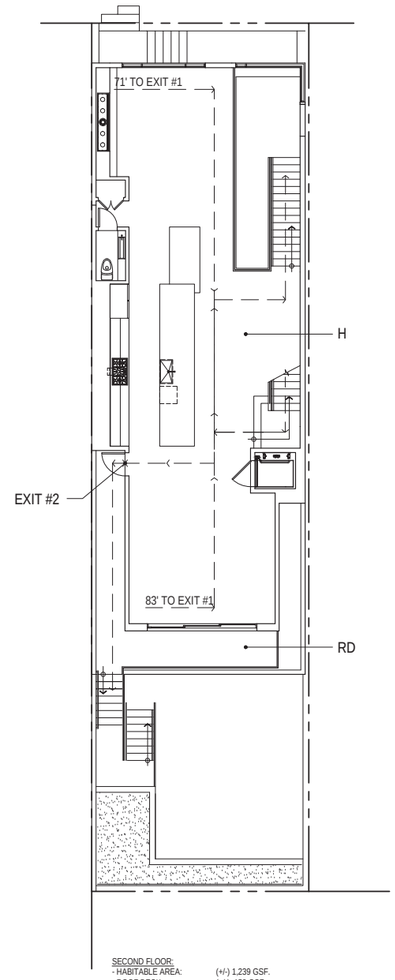
BASEMENT:
- GARAGE: (+/-) 883 GSF.
- HABITABLE AREA: (+/-) 71 GSF.

EXITING FROM BASEMENT:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



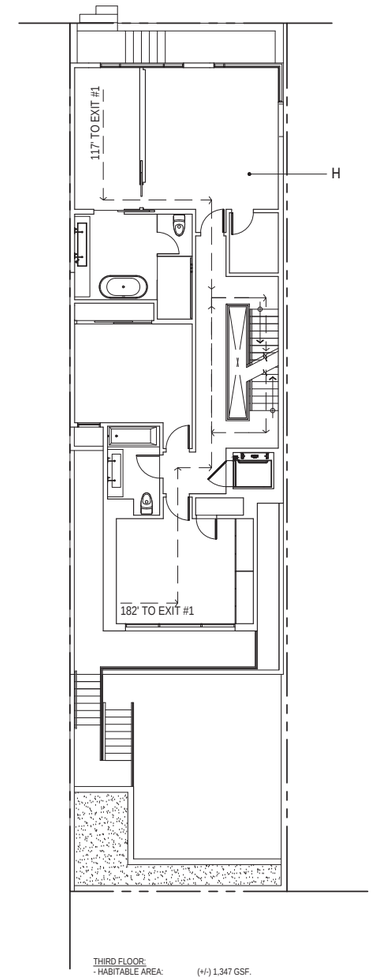
FIRST FLOOR:
- HABITABLE AREA: (+/-) 1,259 GSF.
-FRONT PORCH/ROOF DECK: (+/-) 114 GSF.

EXITING FROM FIRST FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



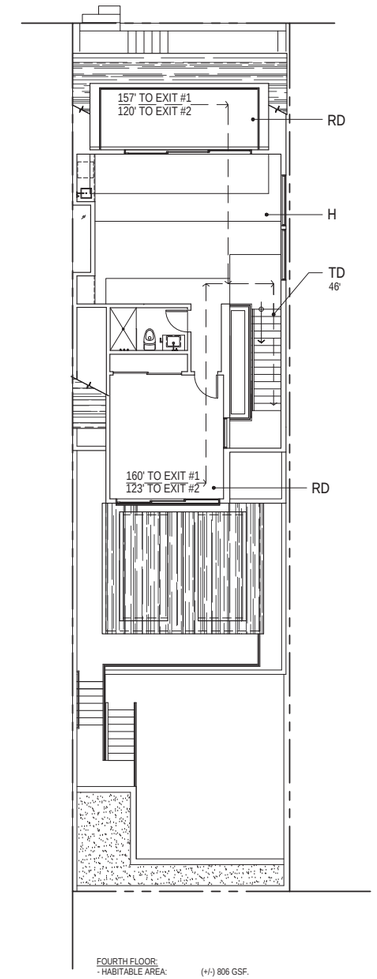
SECOND FLOOR:
- HABITABLE AREA: (+/-) 1,239 GSF.
- ROOF DECK: (+/-) 158 GSF.

EXITING FROM SECOND FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



THIRD FLOOR:
- HABITABLE AREA: (+/-) 1,347 GSF.

EXITING FROM THIRD FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



FOURTH FLOOR:
- HABITABLE AREA: (+/-) 806 GSF.
- ROOF DECK: (+/-) 127 GSF.

EXITING FROM FOURTH FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE:
124' < 125' PER CBC TABLE 1006.3.2 (1)

LEGEND

- - - → - - -	PATH OF EXIT ACCESS TRAVEL
57'	MAXIMUM ***TOTAL*** TRAVEL DISTANCE TO EXIT DISCHARGE FROM FLOOR
TD 47'	MAX TRAVEL DISTANCE ON FLOOR TO STAIRWAY
H	HABITABLE AREA
G	GARAGE / MECHANICAL
RD	ROOF DECK
EXIT	EXTERIOR EXIT DOOR

OCCUPANCY LOAD CALCULATIONS

- TOTAL HABITABLE AREA: (+/-) 4,722 GSF.
- GARAGE: (+/-) 883 GSF.
- TOTAL ROOF DECK: (+/-) 399 GSF.

-OCCUPANCY LOAD (R-3) = HABITABLE + ROOF DECK AREA: (+/-) 5121 GSF / 200 = 27
-OCCUPANCY LOAD (U) = GARAGE: (+/-) 880 GSF / 200 = 5

NOTE:
FOR THE PURPOSE OF OCCUPANCY LOAD CALCULATIONS GROSS FLOOR AREA IS MEASURED AS AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING PER CBC SECTION 1002.

EGRESS EXITING CALCULATIONS

TWO EXITS FROM THE BUILDING ARE PROVIDED

MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE:
124' < 125' PER CBC TABLE 1006.3.2 (1)
(FROM FLOOR 4 TO EXIT #2, LOCATED ON FLOOR 2)

TRAVEL DISTANCE FROM THE MOST REMOTE OCCUPIED POINT TO A STAIRWAY ON FLOOR 4 IS +/- 46' < 50' (1016.3, SFBC 2016)

EXIT ACCESS TRAVEL DISTANCE FROM THE MOST REMOTE OCCUPIED POINT ON FLOOR 4 TO EXIT #2 DISCHARGE TO PUBLIC WAY IS +/- 247' < 250' (1017.2, SFBC 2016)

SUMMARY OF PRIMARY BUILDING CODE REQUIREMENTS

CHAPTER 5. GENERAL BUILDING HEIGHTS AND AREAS:

TABLE 504.3, 504.4, 506.2 ALLOWABLE BUILDING HEIGHTS AND AREA
CONSTRUCTION TYPE V-B: EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM S13R, 60'; 4 STORIES ABOVE GRADE PLANE, AREA UNLIMITED

CHAPTER 6. TYPES OF CONSTRUCTION:

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PRIMARY STRUCTURAL FRAME: NO FIRE RESISTANCE RATING EXTERIOR BEARING WALLS: NO FIRE RESISTANCE RATING INTERIOR BEARING WALLS: NO FIRE RESISTANCE RATING NON-BEARING WALLS INTERIOR OR EXTERIOR: NO RATING

TABLE 602 (h) FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE. OCCUPANCY R-3 EQUIPPED W/ AUTOMATIC SPRINKLER SYSTEM
EXTERIOR WALLS, FIRE SEPARATION DISTANCE LESS THAN 3': 1-HR RATING
EXTERIOR WALLS, FIRS SEPARATION DISTANCE MORE THAN 3': NO RATING

CHAPTER 7. FIRE AND SMOKE PROTECTION FEATURES:

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
FIRE SEPARATION DISTANCE LESS THAN 3': OPENINGS NOT PERMITTED
FIRE SEPARATION DISTANCE 3'-5': 25% OF AND EXTERIOR WALL IN A STORY
FIRE SEPARATION DISTANCE 5' OR MORE: UNLIMITED

SECTION 705.8.1 ALLOWABLE AREA OF OPENINGS, EXCEPTION 2
WHERE EXTERIOR WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE RESISTANCE RATED, ALLOWABLE AREA OF OPENINGS IS UNLIMITED

SFPC A8-009: LOCAL EQUIVALENCY FOR APPROVAL OF NEW OPENINGS IN NEW AND EXISTING BUILDING PROPERTY LINE WALLS
CASE-BY-CASE REVIEW TO ALLOW PROTECTED OPENINGS CLOSER TO PROPERTY LINES THAN PERMITTED BY TABLE 705.8

SECTION 705.11 PARAPETS, EXCEPTION 4.3
OPENINGS IN ROOF CLOSER THAN 5' TO EXTERIOR FIRE RATED WALL, MEASURED FROM INTERIOR SIDE OF WALL: PROVIDE FIRE-RATED PARAPET WALL, 30" (H) MIN

SECTION 705.11 PARAPETS, EXCEPTION 5.1
TYPE V-B, GROUP R-3 WITH A CLASS C ROOF COVERING: EXTERIOR WALL CAN BE TERMINATED AT UNDERSIDE OF ROOF SHEATHING. THE ROOF SHEATHING TO BE CONSTRUCTED OF NON-COMBUSTABLE MATERIAL FOR A DISTANCE OF 4'.

SECTION 713.4 SHAFT ENCLOSURES, FIRE RESISTANCE RATING
ELEVATOR SHAFT ENCLOSURE TO BE NOT LESS THAN 2-HR FIRE RESISTANCE RATING WHEN CONNECTING 4 STORIES OR MORE.

SECTION 713.5 SHAFT ENCLOSURES, CONTINUITY
SHAFT ENCLOSURES TO BE CONSTRUCTED AS FIRE BARRIERS AND SHALL HAVE CONTINUITY FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF SHEATHING AND BE SECURELLY ATTACHED THERETO AS WELL AS HAVE CONTINUITY THROUGH CONCEALED SPACE.

TABLE 716.5 FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATING
REQ. ASSEMBLY RATING: 1-HR; MIN. FIRE DOOR FOOR ASSEMBLY RATING: 45 MIN

TABLE 716.5 SHAFT ENCLOSURE
REQ. ASSEMBLY RATING: 2-HR; MIN. FIRE DOOR FOOR ASSEMBLY RATING: 90 MIN

CHAPTER 10: MEANS OF EGRESS:

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL, PRIVATE GARAGE: 200 GSF

SECTION 1015.8 WINDOW OPENINGS
WHERE AN OPERABLE WINDOW OPENING IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE SILL OF THE WINDOW SHALL BE MIN 36" A.F.F. OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

SECTION 1015.8.1 : WINDOW OPENING CONTROL DEVICES
IF THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" A.F.F., THE WINDOW SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090

TABLE 1006.3.2 (1) : STORIES WITH ONE EXIT FOR R-2 & R-3 OCCUPANCIES
EXIT ACCESS TRAVEL DISTANCE UNLIMITED FOR UP TO 3RD STORY ABOVE GRADE PLANE, GROUP R-3, EQUIPPED WITH AUTOMATIC SPRINKLERS THROUGHOUT.
EXIT ACCESS TRAVEL DISTANCE : 125' FOR FOURTH STORY ABOVE GRADE PLANE.

SFBC SECTION 1014.4: VERTICAL EGRESS
FOR HABITABLE LEVEL, MORE THAN ONE STORY ABOVE AN EGRESS DOOR, THE TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO EGRESS STAIRWAY SHALL NOT EXCEED 50'.

SFBC SECTION 1030: EMERGENCY ESCAPE AND RESCUE
SLEEPING ROOMS BELOW THE 4TH STORY ABOVE GRADE PLANE TO HAVE AT LEAST ONE EMERGENCY ESCAPE OPENING. MIN. NET CLEAR OPENING: 5.7 SQ. FT., MIN. NET CLEAR HEIGHT: 24", MIN. NET CLEAR WIDTH: 20"

CHAPTER 12: INTERIOR ENVIRONMENT

SECTION 1203.5.1 VENTILATION AREA REQUIRED
MIN OPERABLE AREA OF WINDOW SHALL BE NOT LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED

SECTION 1205.2: NATURAL LIGHT
MIN NET GLAZED AREA IS 8% OF FLOOR AREA OF THE INTERIOR SPACE

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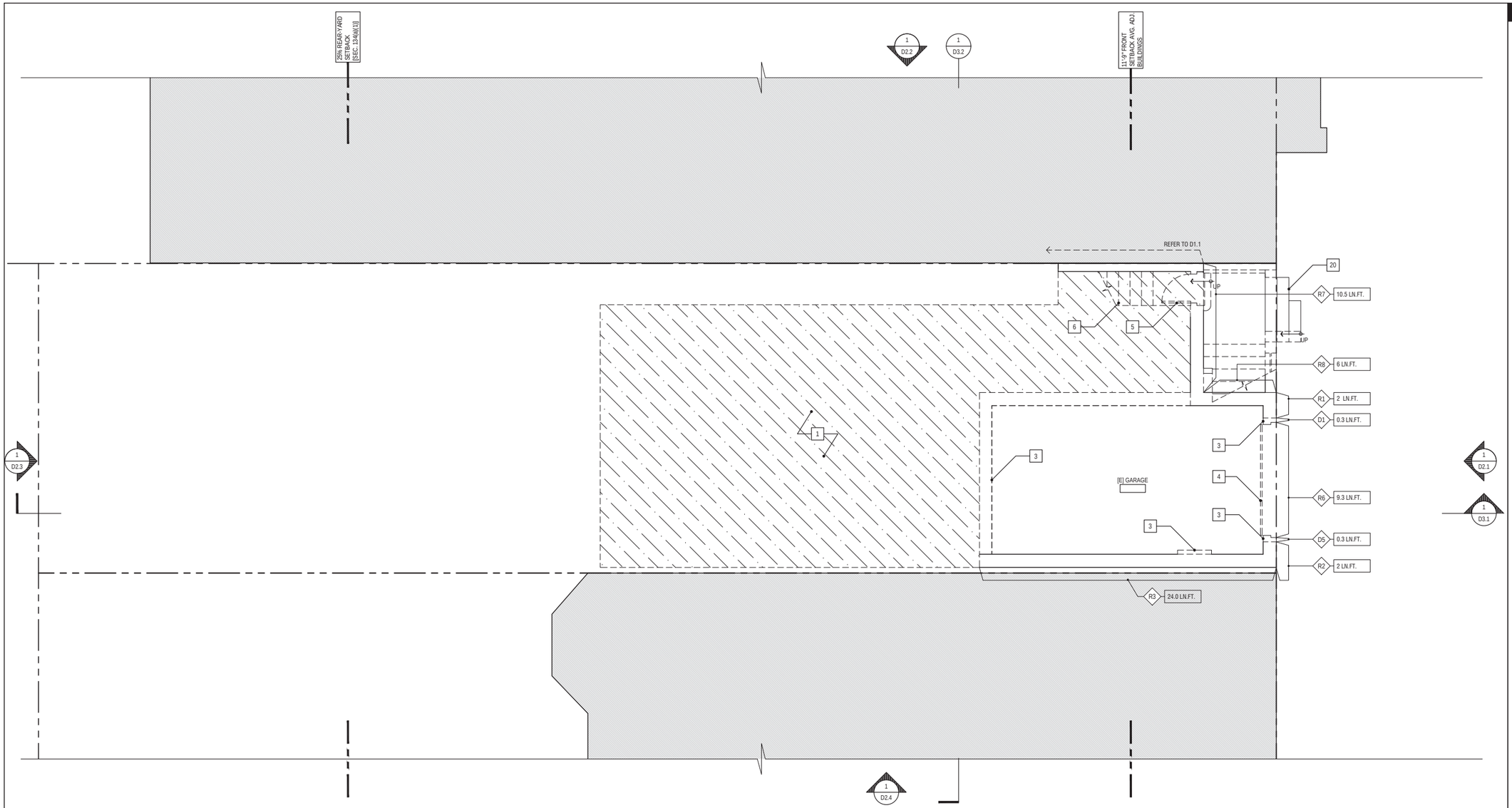
Drawing Title

EXITING DIAGRAM/ CALCULATIONS

Sheet Number

A0.9



1 EXISTING/DEMOLITION BASEMENT PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

	LINEAR FEET OF WALL (R= REMAIN, D=DEMOLISHED)														
	R1	R2	R3	R4	R5	R6	R7	R8	TOTAL 'R'	D1	D2	D3	D4	D5	TOTAL 'D'
FRONT FACADE - EXISTING TO REMAIN	2	2	--	--	--	9.3	10.5	--	23.8 (97.5%)						
FRONT FACADE - EXISTING TO BE REMOVED										0.3		--		0.3	0.6 (2.5%)
REAR FACADE - EXISTING TO REMAIN									0 (0%)						
REAR FACADE - EXISTING TO BE REMOVED											11.2	--	13.2		24.4 (100%)
% OF REAR & FRONT FACADE									23.8 (49%)						25 (51%)
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	2	2	24	30.7	40.5	9.3	10.5	6	125 (79%)						
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										0.3	11.2	8.3	13.2	0.3	33.3 (21%)
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									125 (79%)						33.3 (21%)

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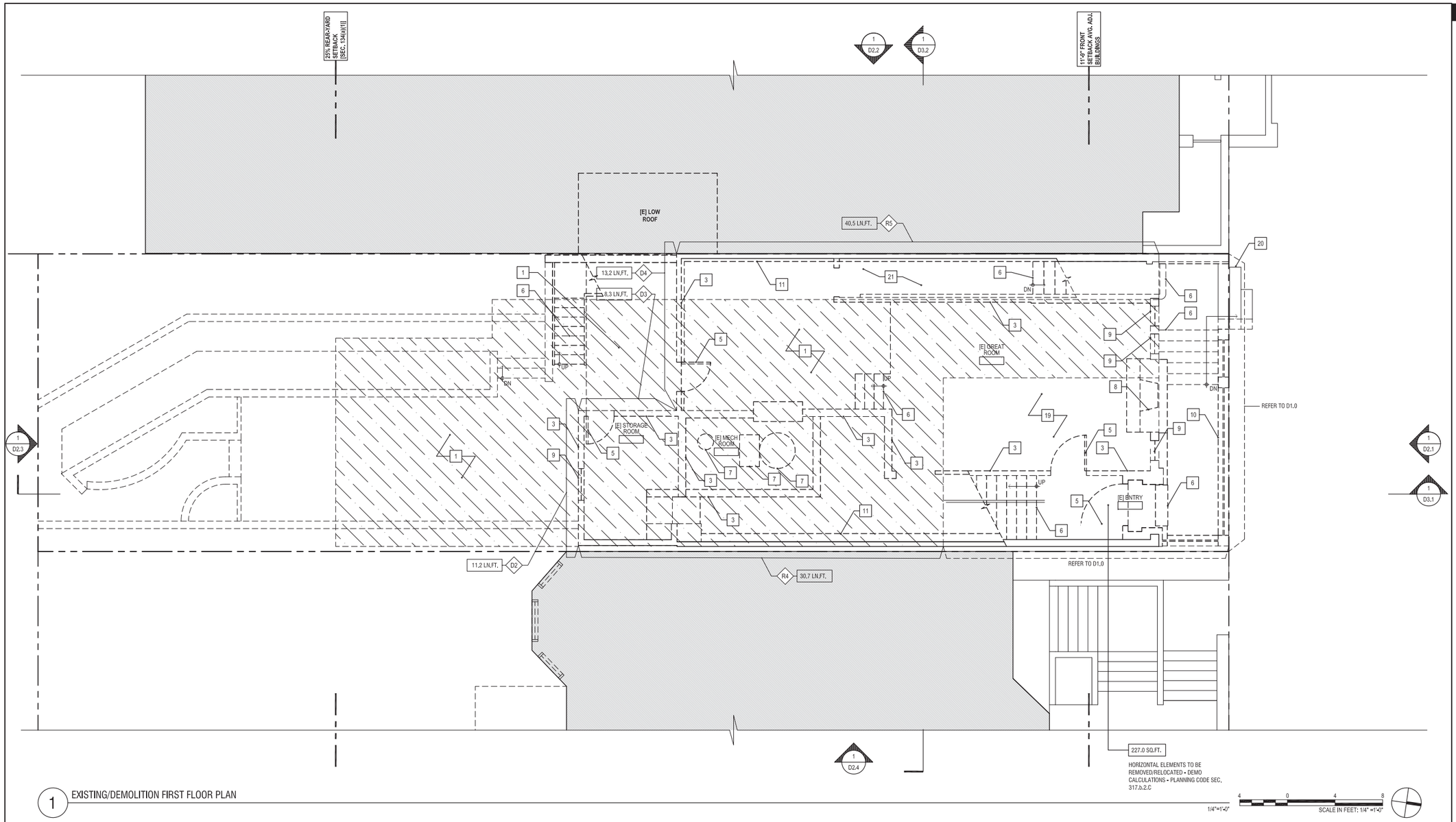
Drawing Title

EXISTING/ DEMOLITION BASEMENT PLAN

Sheet Number

D1.0



1 EXISTING/DEMOLITION FIRST FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
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6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
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12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
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15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN
21. EXCAVATE AS REQUIRED TO PERFORM [N] WORK AT SIDE PROPERTY LINE

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

	LINEAR FEET OF WALL (R= REMAIN, D=DEMOLISHED)														
	R1	R2	R3	R4	R5	R6	R7	R8	TOTAL 'R'	D1	D2	D3	D4	D5	TOTAL 'D'
FRONT FACADE - EXISTING TO REMAIN	2	2	--	--	--	9.3	10.5	--	23.8 (97.5%)						
FRONT FACADE - EXISTING TO BE REMOVED										0.3		--		0.3	0.6 (2.5%)
REAR FACADE - EXISTING TO REMAIN									0 (0%)						
REAR FACADE - EXISTING TO BE REMOVED											11.2	--	13.2		24.4 (100%)
% OF REAR & FRONT FACADE									23.8 (49%)						25 (51%)
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	2	2	24	30.7	40.5	9.3	10.5	6	125 (79%)						
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										0.3	11.2	8.3	13.2	0.3	33.3 (21%)
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									125 (79%)						33.3 (21%)

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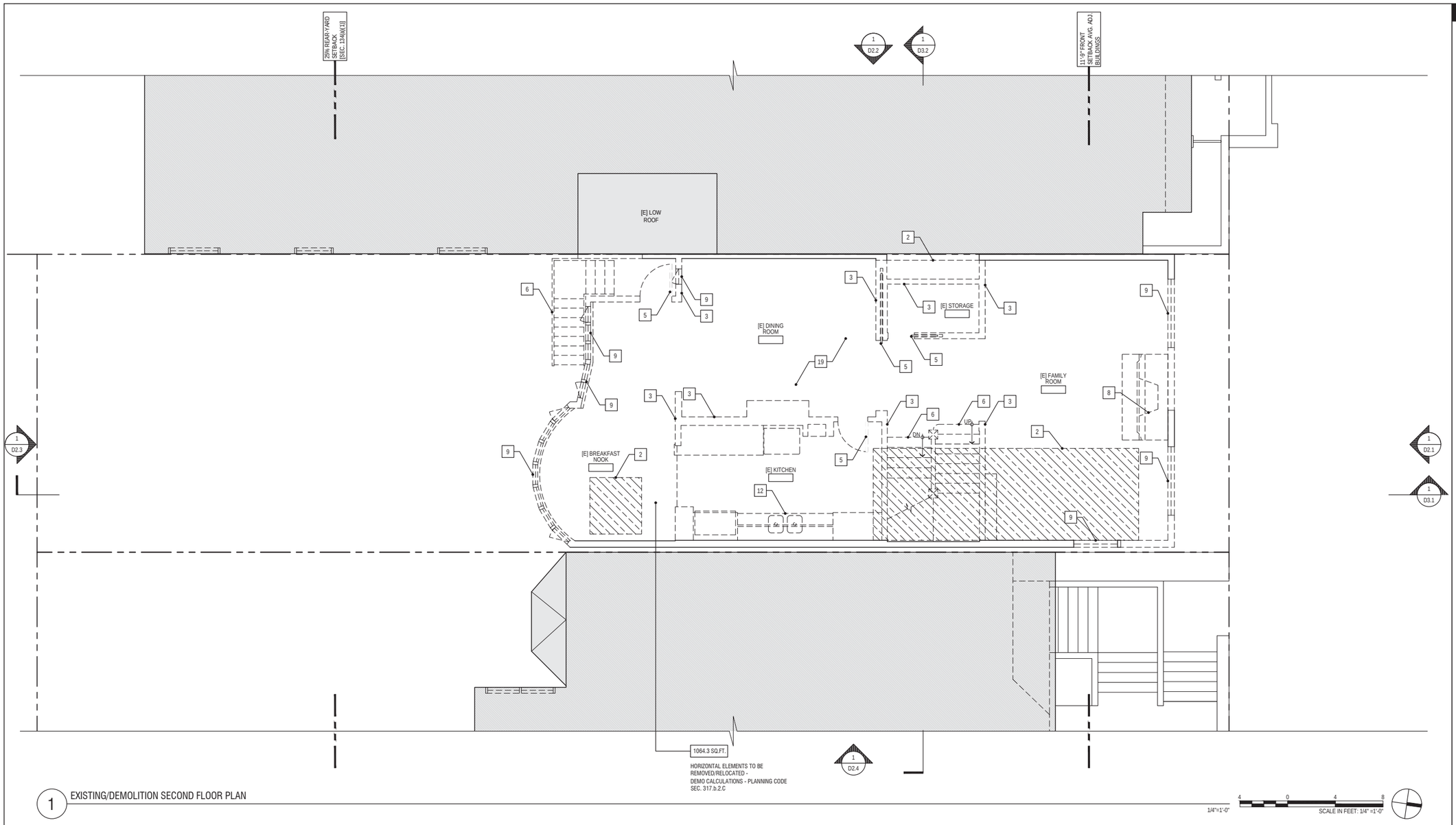
Drawing Title

EXISTING/ DEMOLITION FIRST FLOOR PLAN

Sheet Number

D1.1



1 EXISTING/DEMOLITION SECOND FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1 EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2 REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3 REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4 REMOVE [E] GARAGE DOOR
5 REMOVE [E] DOOR
6 REMOVE [E] STAIR
7 REMOVE [E] MECHANICAL EQUIPMENT
8 REMOVE [E] FIREPLACE
9 REMOVE [E] WINDOW ASSEMBLY
10 REMOVE [E] GUARDRAIL
11 REMOVE INTERIOR WALL FINISH
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13 REMOVE [E] CASEWORK
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16 [E] ROOF TO BE REMOVED BELOW
17 [E] ROOF ABOVE
18 [E] ROOF TO REMAIN
19 [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20 [E] STEPS TO REMAIN

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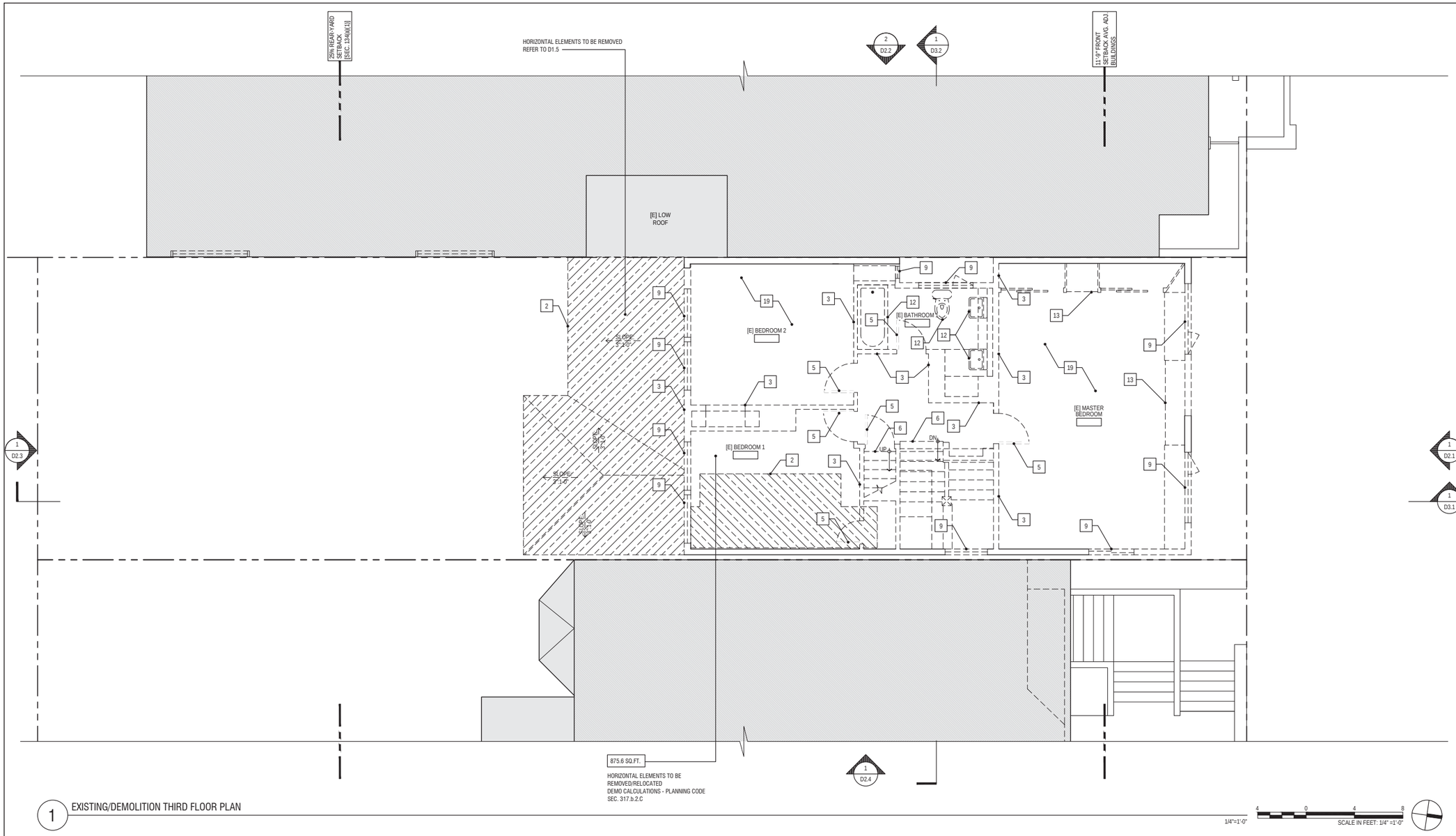
Drawing Title

EXISTING/ DEMOLITION SECOND FLOOR PLAN

Sheet Number

D1.2



1 EXISTING/DEMOLITION THIRD FLOOR PLAN

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
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11. REMOVE INTERIOR WALL FINISH
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16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No. 16112

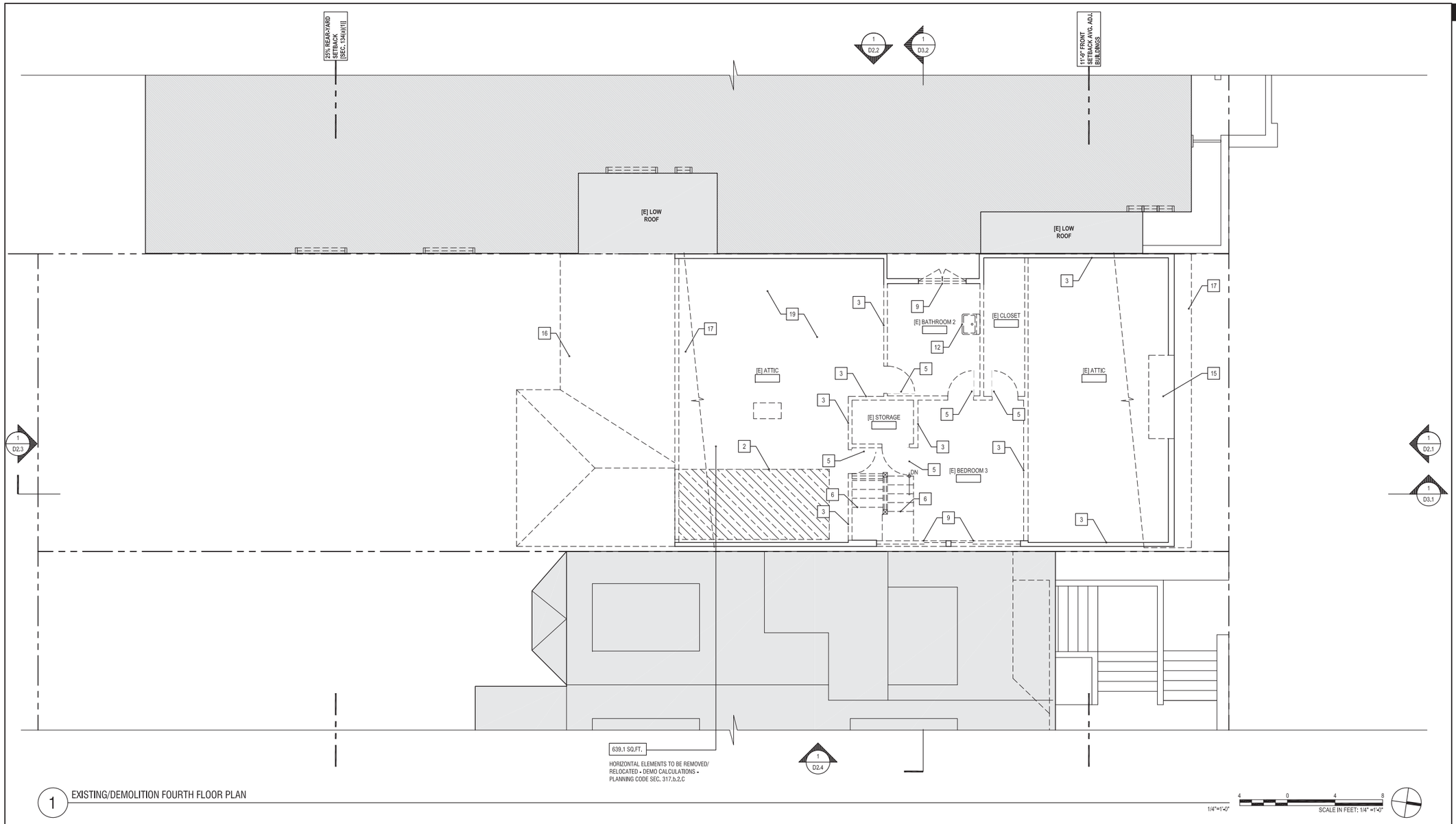
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02 10 17
	PRE-APPLICATION PLAN REVIEW	02 24 17
	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

EXISTING/ DEMOLITION THIRD FLOOR PLAN

Sheet Number

D1.3



1 EXISTING/DEMOLITION FOURTH FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

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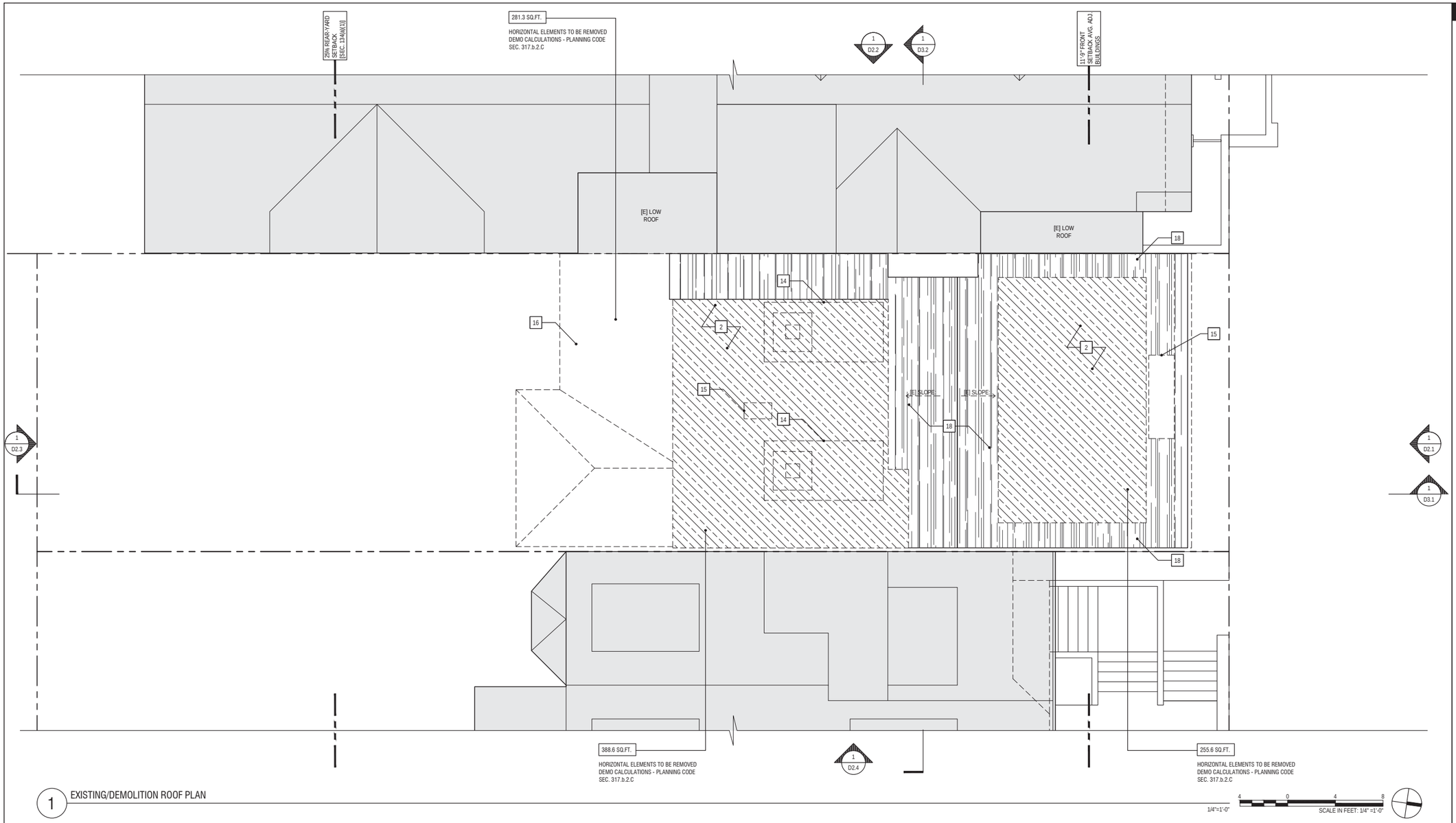
Drawing Title

EXISTING/ DEMOLITION FOURTH FLOOR PLAN

Sheet Number

D1.4



1 EXISTING/DEMOLITION ROOF PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

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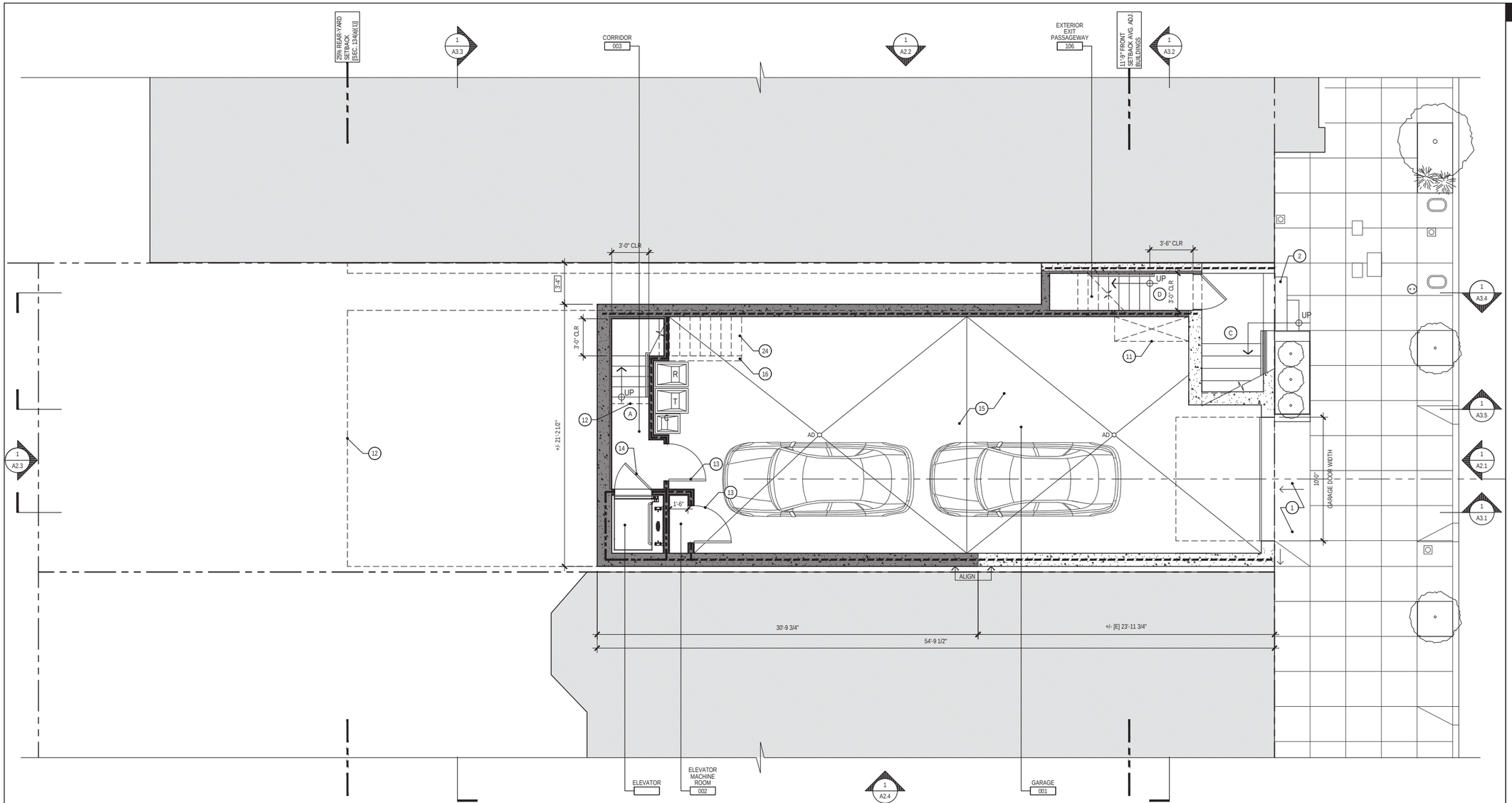
Drawing Title

EXISTING/ DEMOLITION ROOF PLAN

Sheet Number

D1.5



1 PROPOSED BASEMENT PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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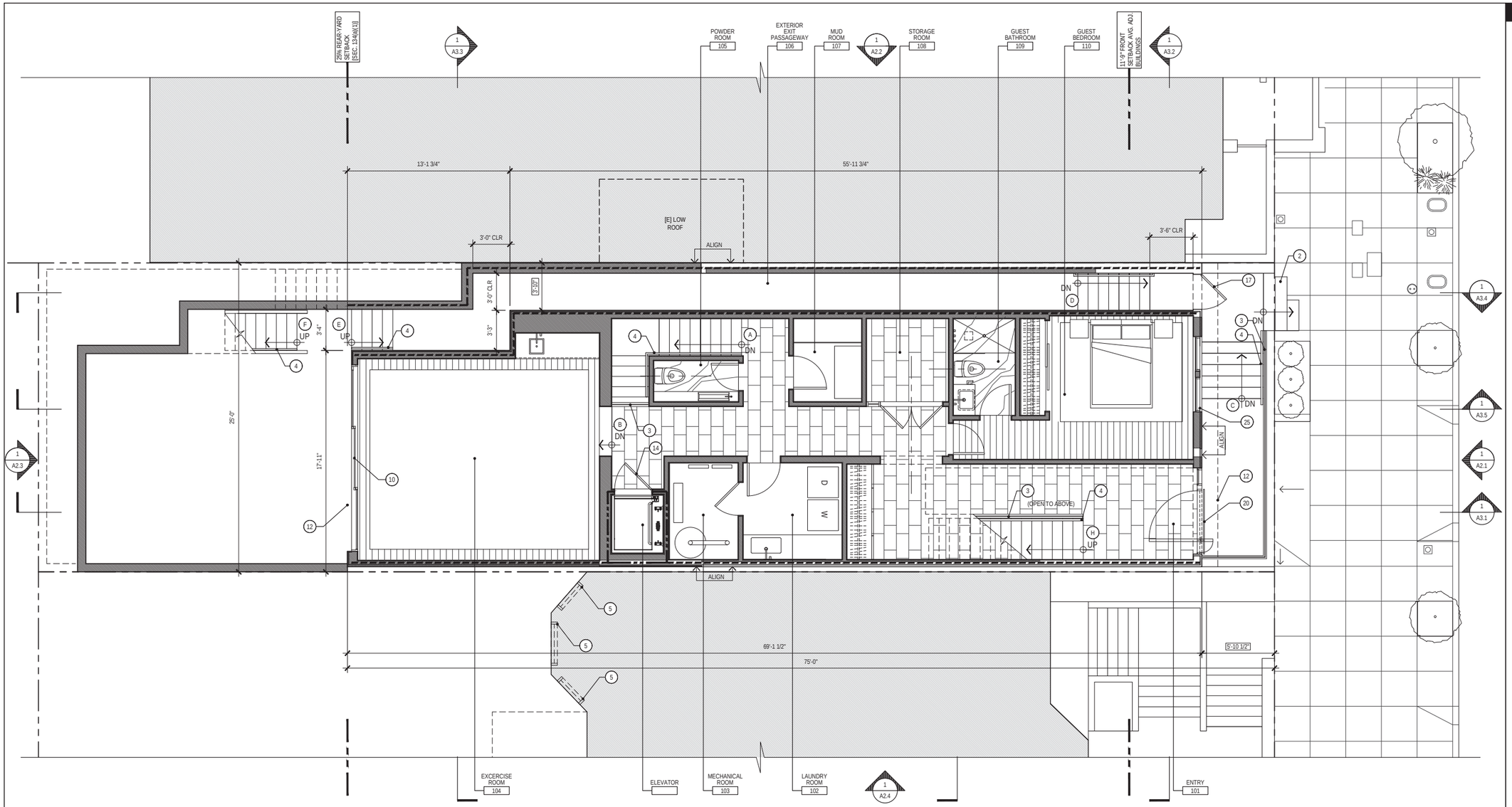
Drawing Title

PROPOSED BASEMENT PLAN [GARAGE]

Sheet Number

A1.0



1 PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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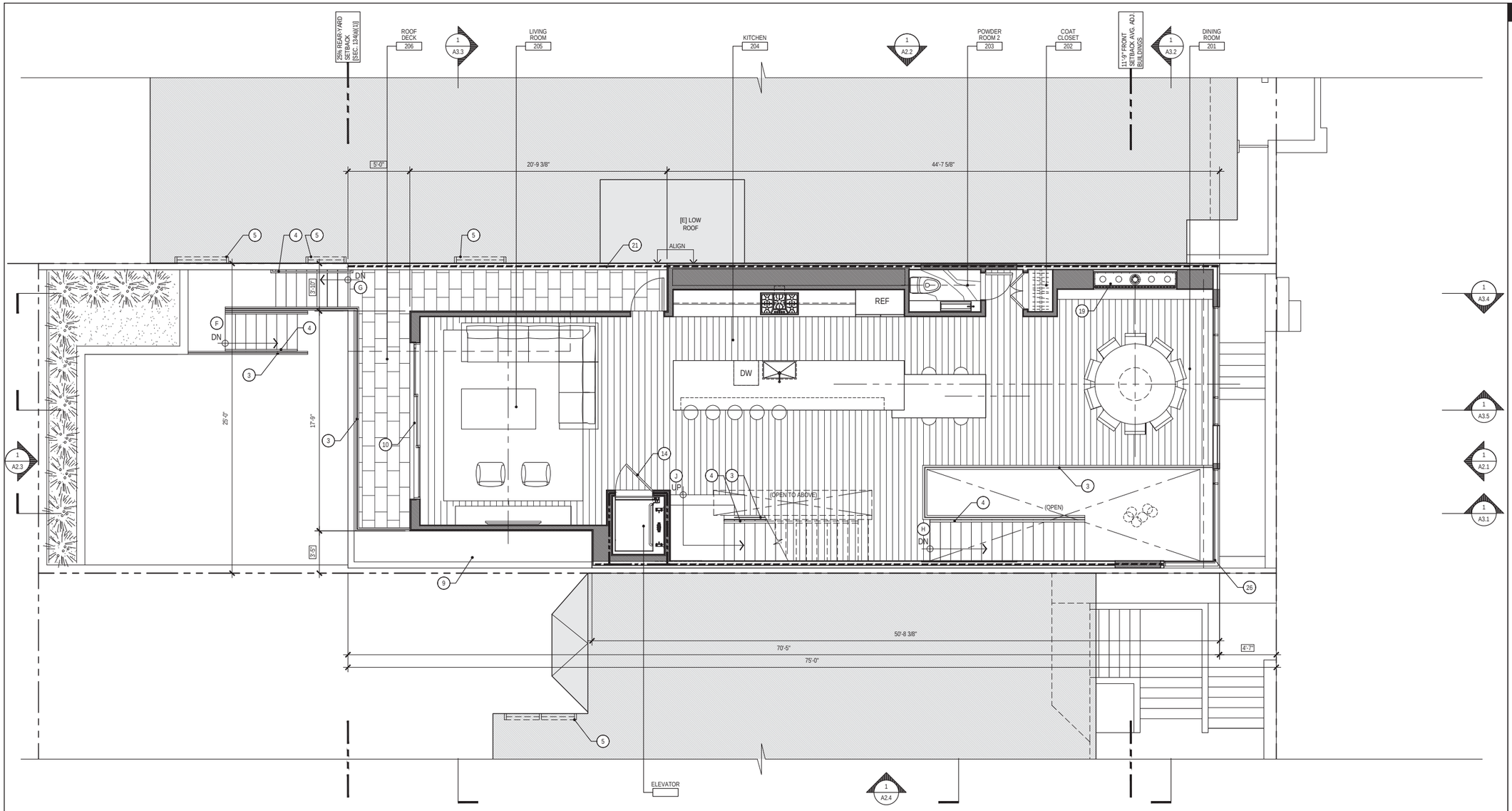
Drawing Title

PROPOSED FIRST FLOOR PLAN

Sheet Number

A1.1



1 PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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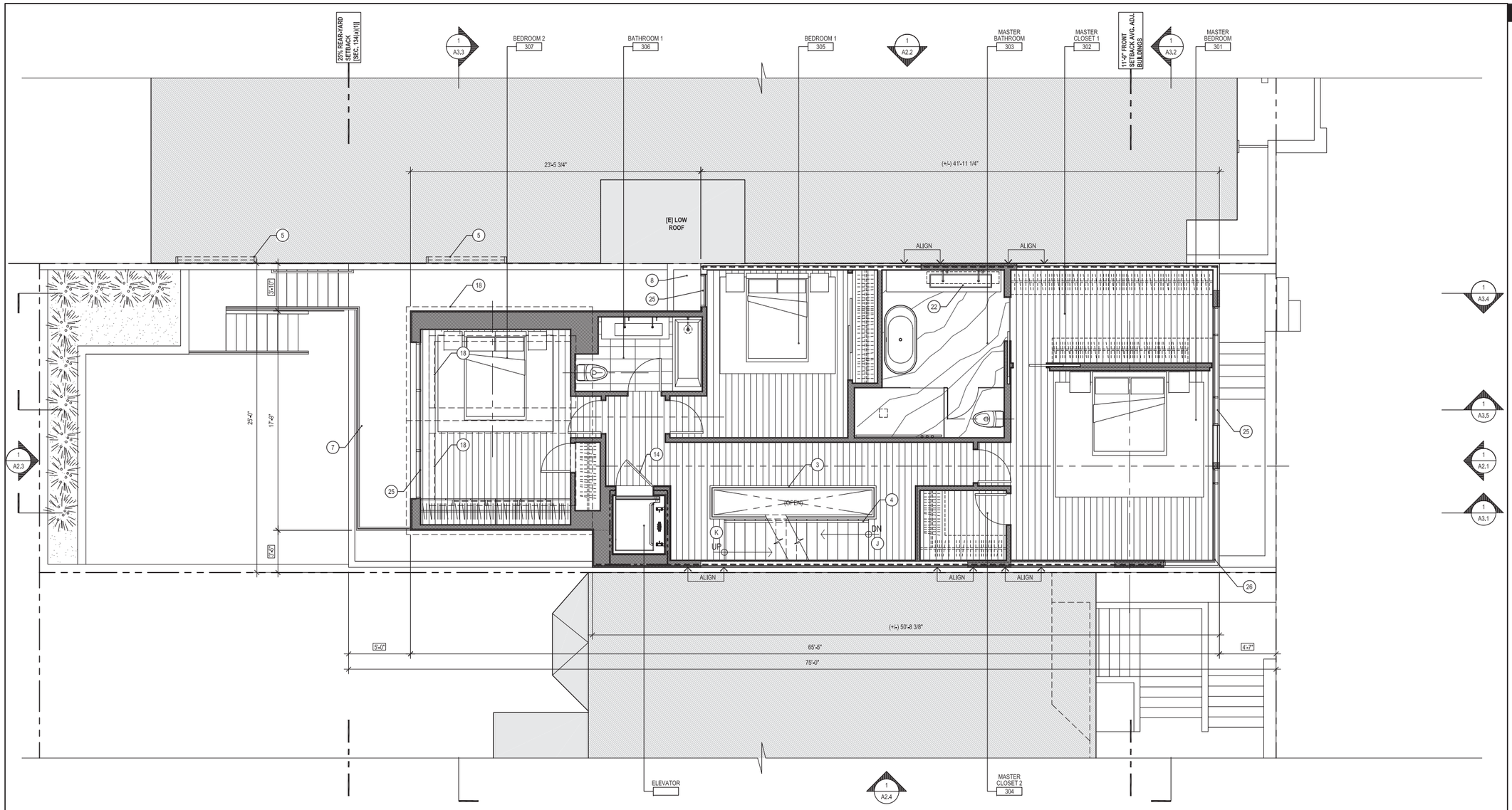
Drawing Title

PROPOSED SECOND FLOOR PLAN

Sheet Number

A1.2



1 PROPOSED THIRD FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F., , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR; 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE; ALL RISERS TO BE 7 3/4" MAX. TYP.

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No. 16112

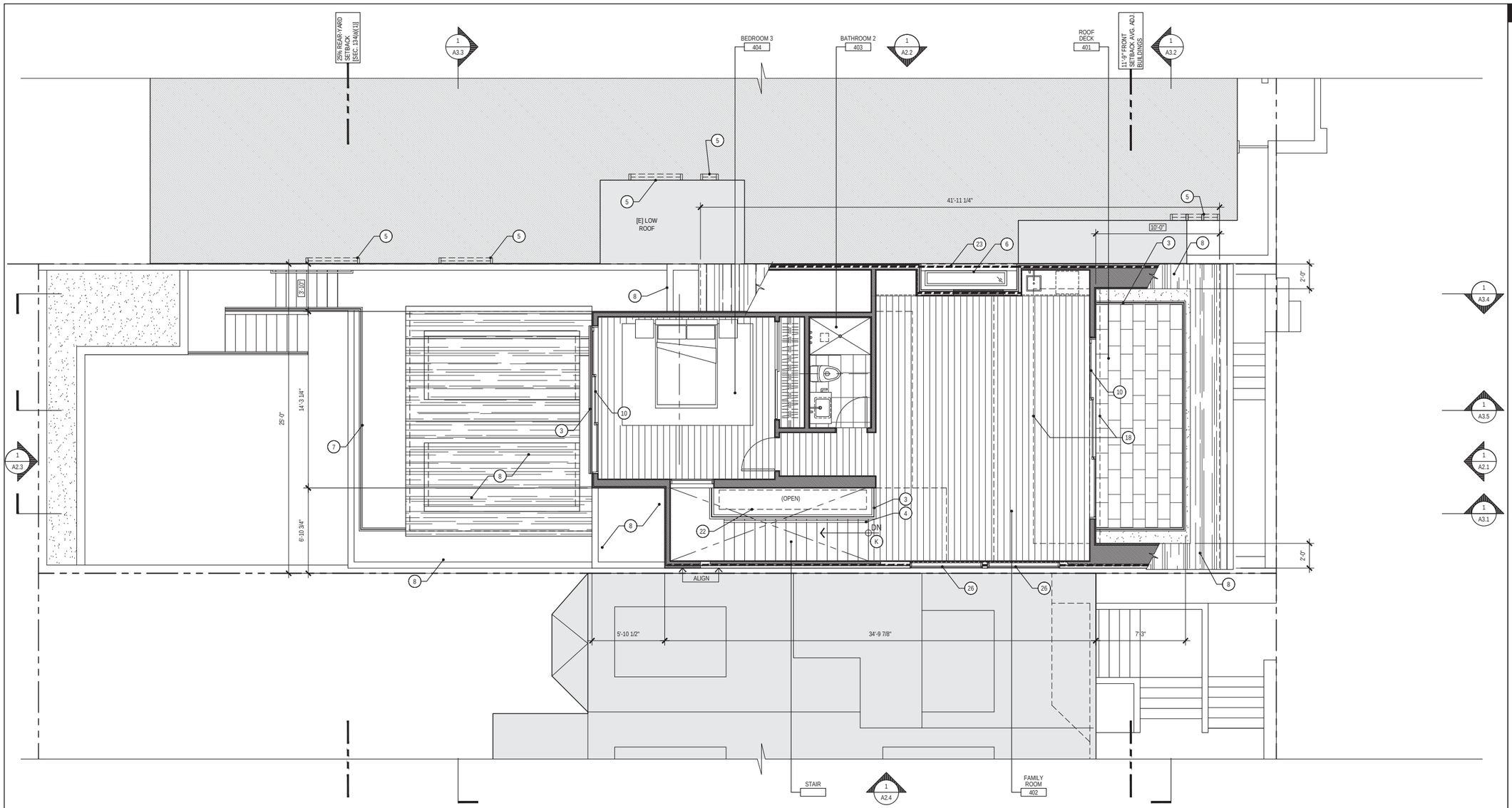
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

PROPOSED THIRD FLOOR PLAN

Sheet Number

A1.3



1 PROPOSED FOURTH FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX. TYP.

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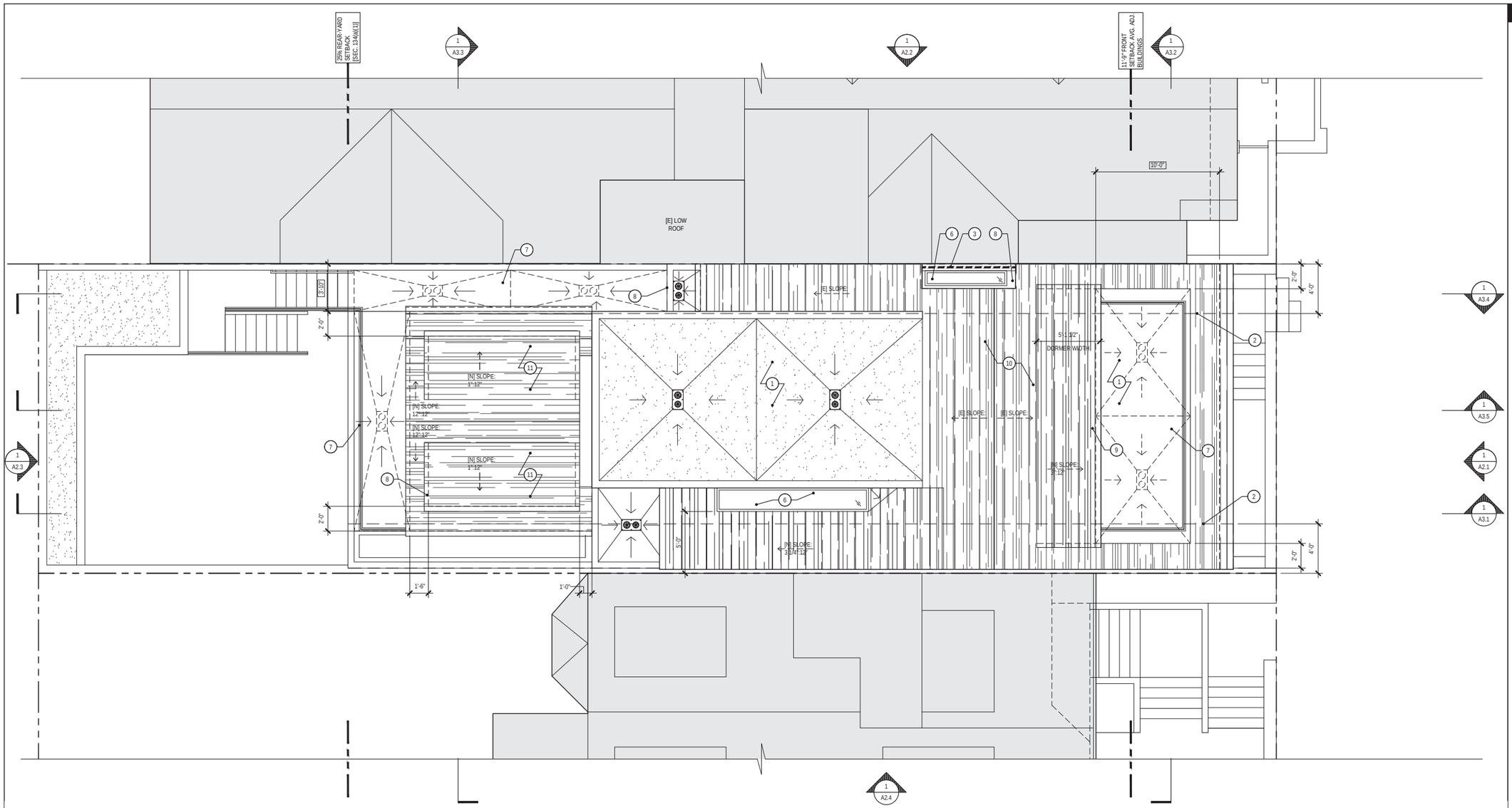
Drawing Title

PROPOSED FOURTH FLOOR PLAN

Sheet Number

A1.4



1 PROPOSED ROOF PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED ROOF PLAN SHEET NOTES

1. MEMBRANE ROOF ASSEMBLY, SLOPE 1/4" :1'-0" MIN, TYP. U.O.N.
2. 1 HOUR FIRE RESISTANCE RATED ROOF ASSEMBLY
3. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
4. ROOF CRICKET, TYP.
5. COMBINATION ROOF DRAIN AND OVERFLOW W/ FULL SIZED DOME [JR SMITH SERIES 148 OR APPROVED EQUAL]
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] DORMER OVER HEIGHT LIMIT, REFER TO PROPOSED ROOF AREA CALCULATIONS THIS SHEET
10. [E] ROOF TO REMAIN
11. [N] DORMER

PROPOSED ROOF AREA CALCULATIONS

TOTAL SLOPED ROOF AREA ABOVE 4TH FLOOR: 669 SQ. FT. [100%]

MAX DORMER AREA PER SFPC SECTION 260 (b)(1) = TOTAL 4TH FLOOR ROOF AREA x 20% = 669 SQ. FT. x 20% = 133.8 SQ. FT. MAX

[N] DORMER AREA = 108 SQ. FT. = 16.1%

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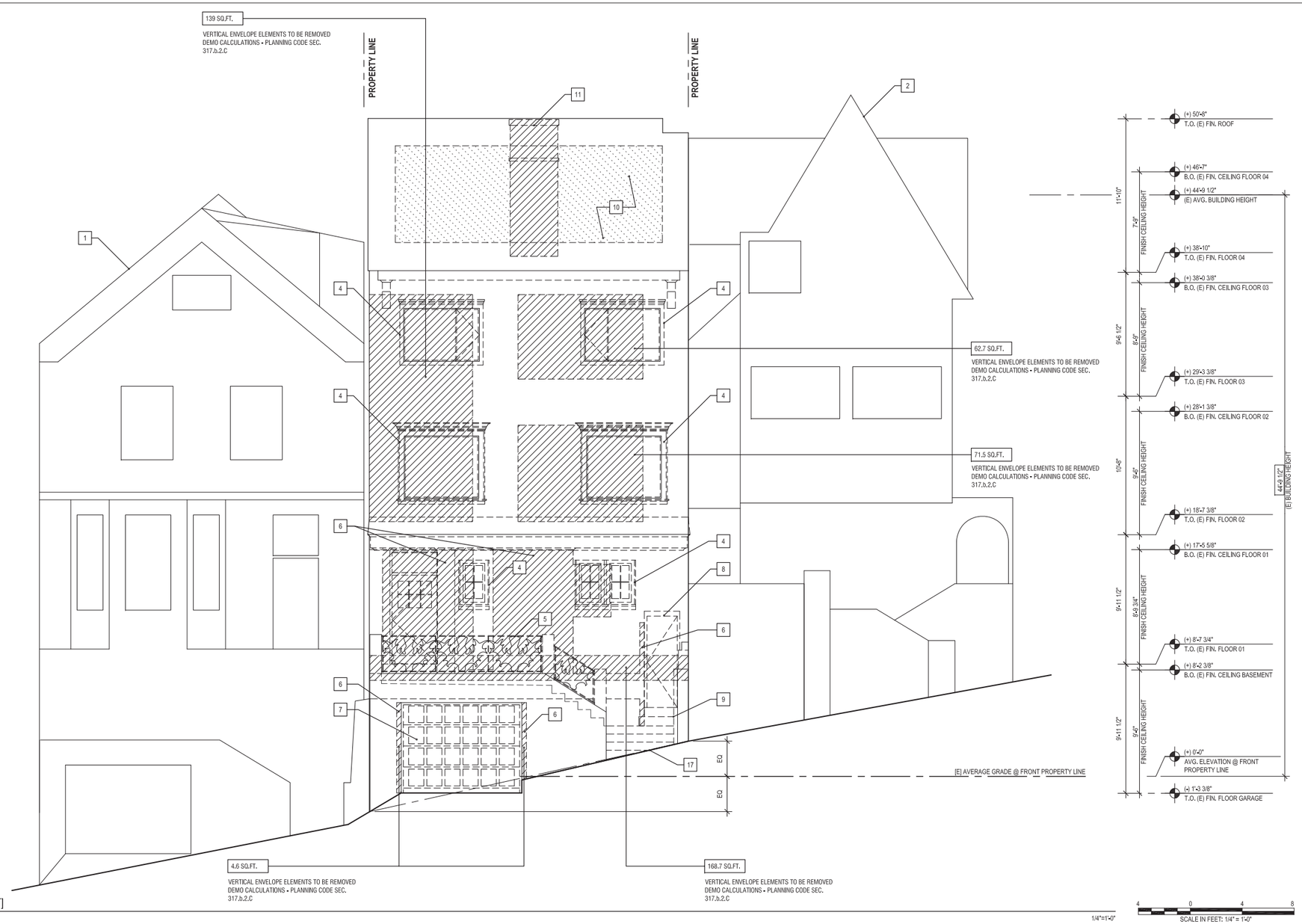
Drawing Title

PROPOSED ROOF PLAN

Sheet Number

A1.5



1 EXISTING/DEMOLITION ELEVATION - NORTH [FRONT]

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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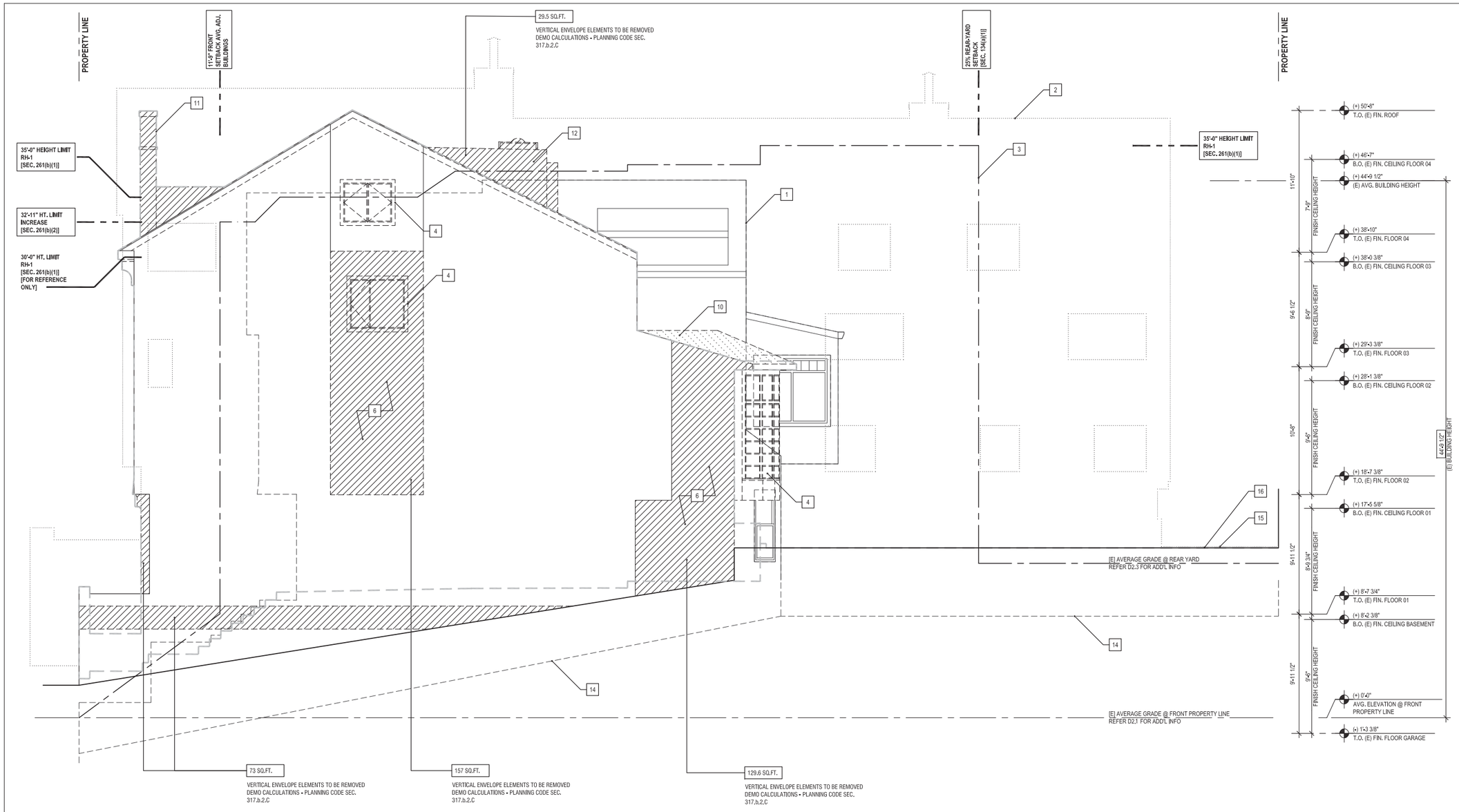
Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.1



1 EXISTING/DEMOLITION ELEVATION - WEST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING; 2415 GREEN STREET
2. ADJACENT BUILDING; 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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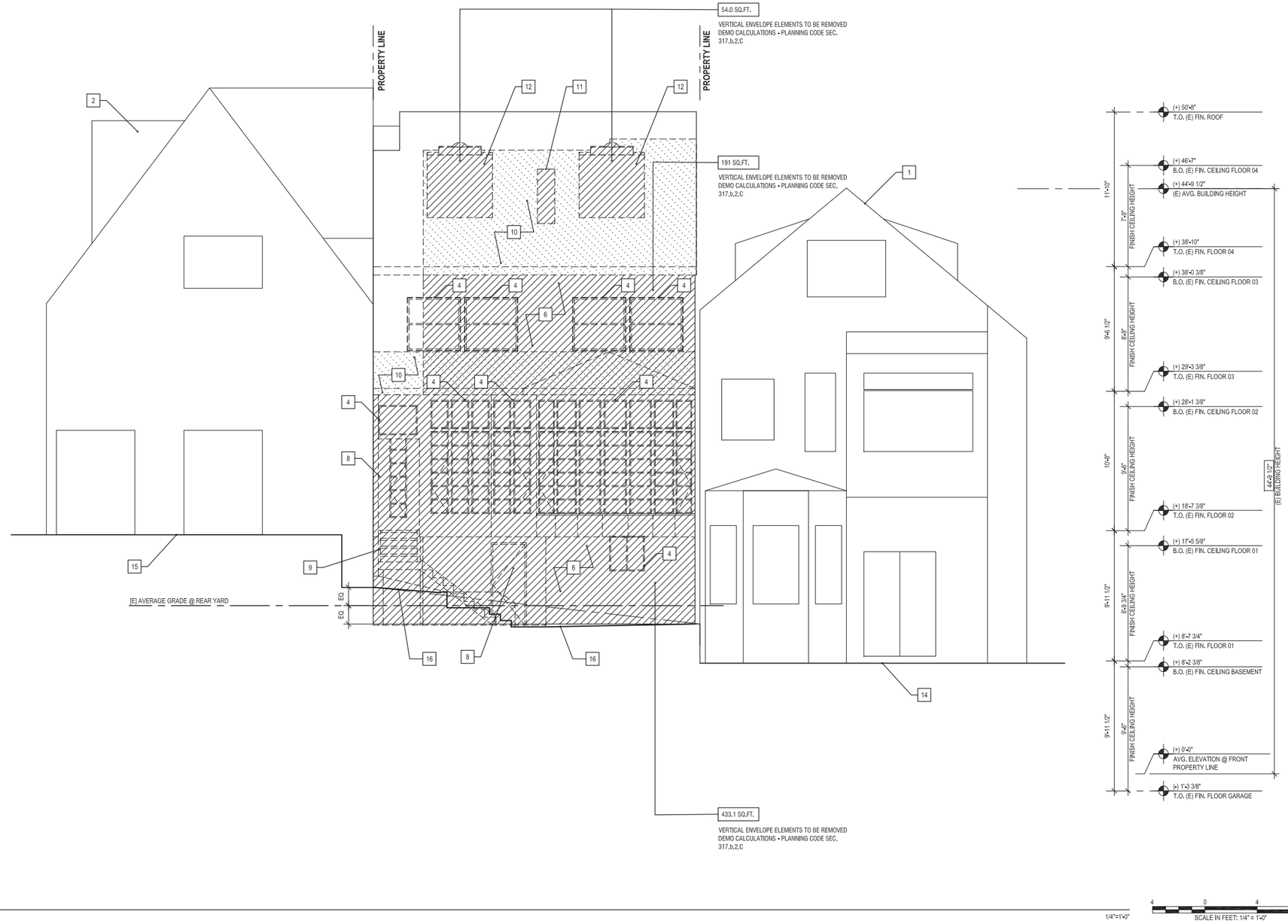
Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.2



1 EXISTING/DEMOLITION ELEVATION - SOUTH

1/4"=1'-0"

4 0 4 8
SCALE IN FEET: 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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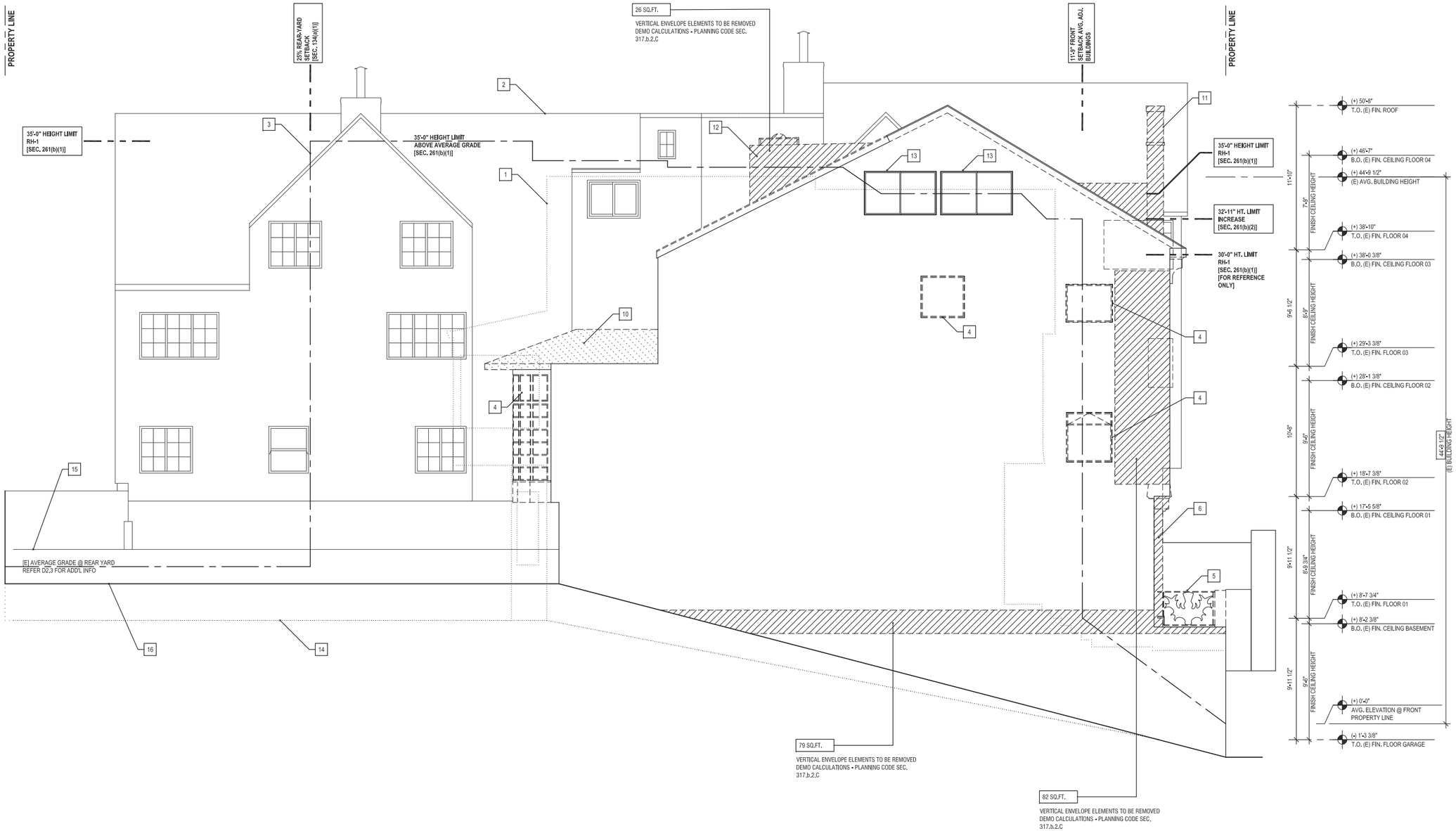
EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.3



1 EXISTING/DEMOLITION ELEVATION - EAST

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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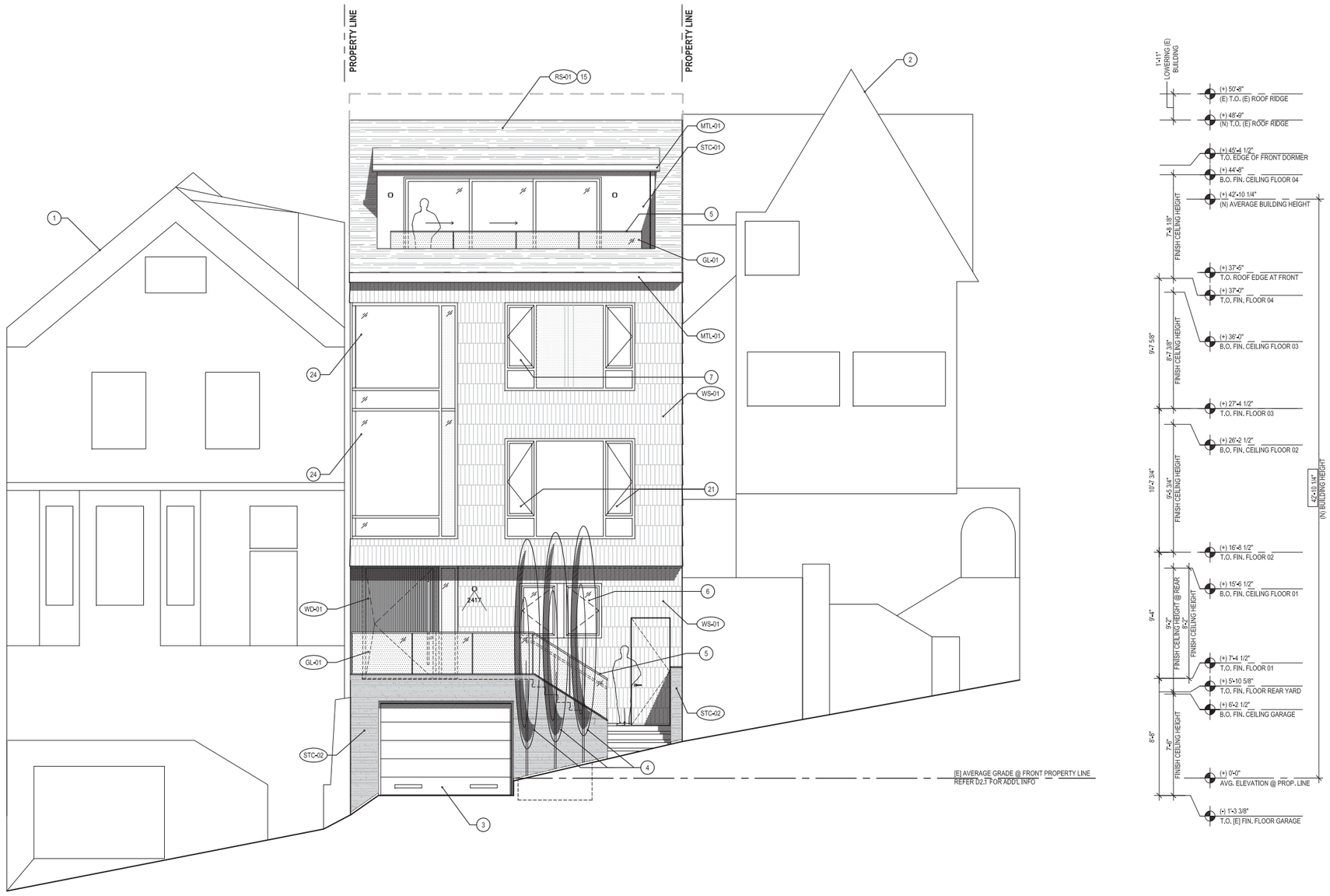
Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.4



1 PROPOSED ELEVATION - NORTH [FRONT]

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.3 SQ.FT. CLEAR , 36" SILL HEIGHT, 29" [W] x 44" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.5 SQ.FT. CLEAR , 36" SILL HEIGHT, 23" [W] x 56" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY, REFER D2.3 FOR ADD'L INFO

FINISH LEGEND

WS-01	EXTERIOR WOOD SHINGLE, STAIN GRADE
STC-01	EXTERIOR STUCCO [PORTLAND CEMENT PLASTER], COLOR TBD
WD-01	EXTERIOR WOOD PANEL, STAIN GRADE
STC-02	HORIZONTAL TEXTURED STUCCO
MTL-01	EXTERIOR ALUMINUM PANEL, COLOR TBD
GL-01	CLEAR TEMPERED GLASS, 1/2" THK
RS-01	FIBER GLASS BASED SHINGLE ROOFING, COLOR TBD

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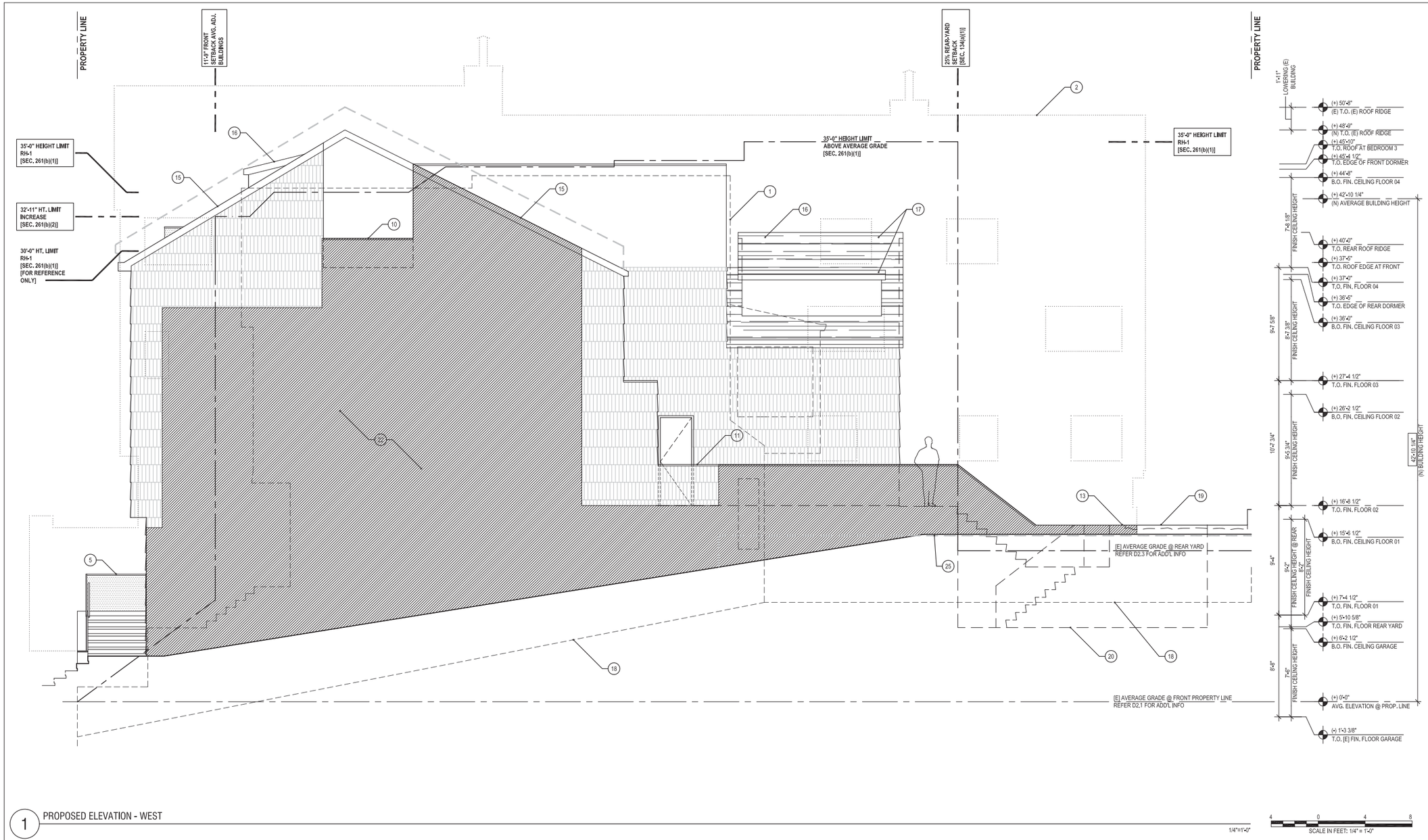
Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.1



1 PROPOSED ELEVATION - WEST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.3 SQ.FT, CLEAR , 36" SILL HEIGHT, 29" [W] x 44" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.5 SQ.FT. CLEAR , 36" SILL HEIGHT, 23" [W] x 56" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT, CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.2

1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN, MIN, PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
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7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.5 SQ.FT. CLEAR , 36" SILL HEIGHT, 23" [W] x 56" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
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11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY, REFER D2.3 FOR ADD'L INFO

2417 GREEN STREET

SAN FRANCISCO, CA 94123
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PROJECT REVIEW MEETING SET	03 14 17
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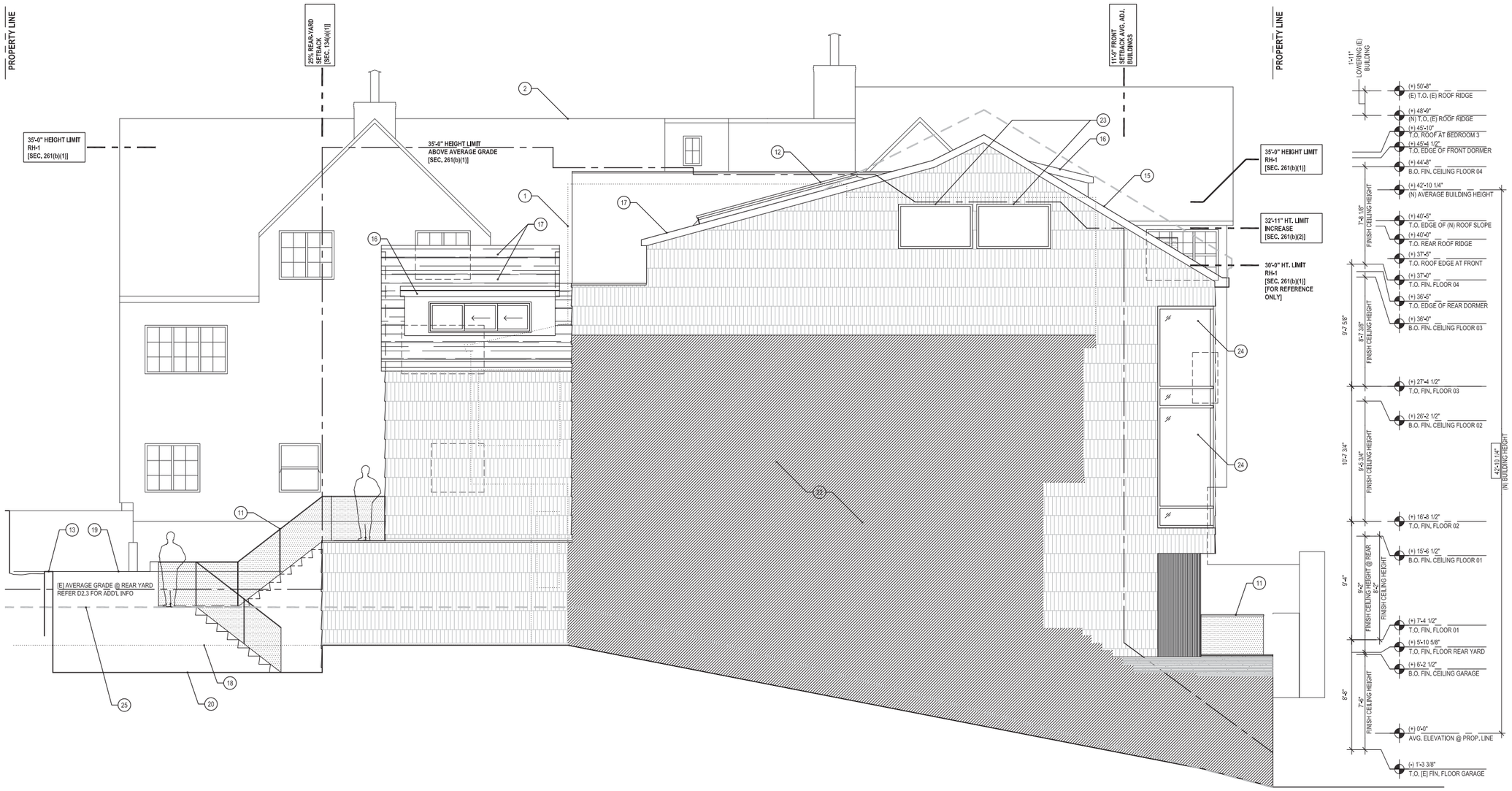
Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.3



1/4"=1'-0"

1 PROPOSED ELEVATION - EAST

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
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8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
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11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY, REFER D2.3 FOR ADD'L INFO

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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Job No. 16112

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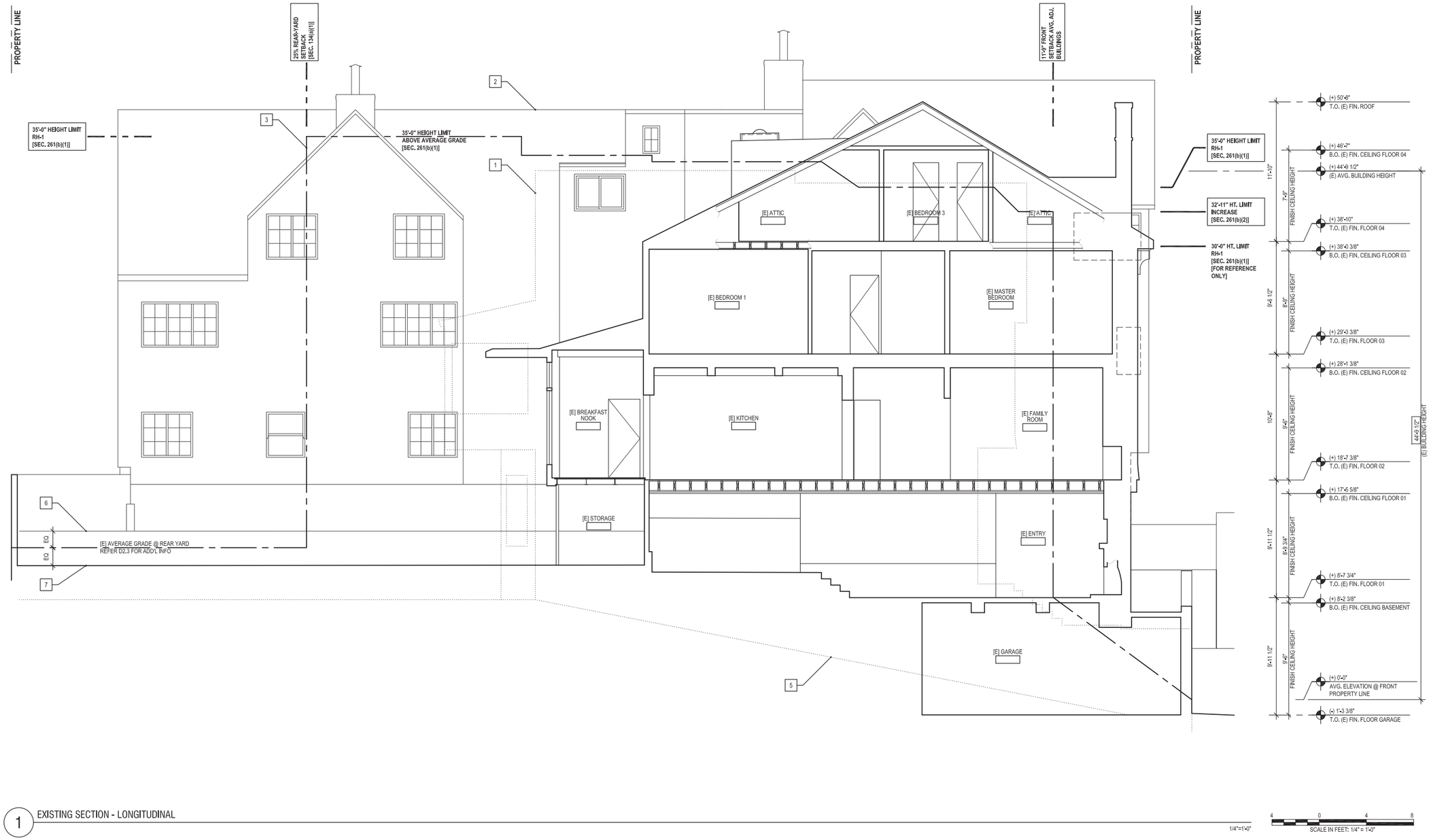
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.4



1 EXISTING SECTION - LONGITUDINAL

1/4"=1'-0"

GENERAL SECTION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SECTION SHEET NOTES

1. ADJACENT BUILDING; 2415 GREEN STREET
2. ADJACENT BUILDING; 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY, REFER D2.1 FOR ADD'L INFO
5. APPROXIMATE OUTLINE OF GRADE AT 2415 GREEN STREET, SHOWN FOR REFERENCE ONLY
6. APPROXIMATE ELEVATION OF GRADE AT 2421 GREEN STREET AT PROPERTY LINE
7. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY, REFER D2.3 FOR ADD'L INFO

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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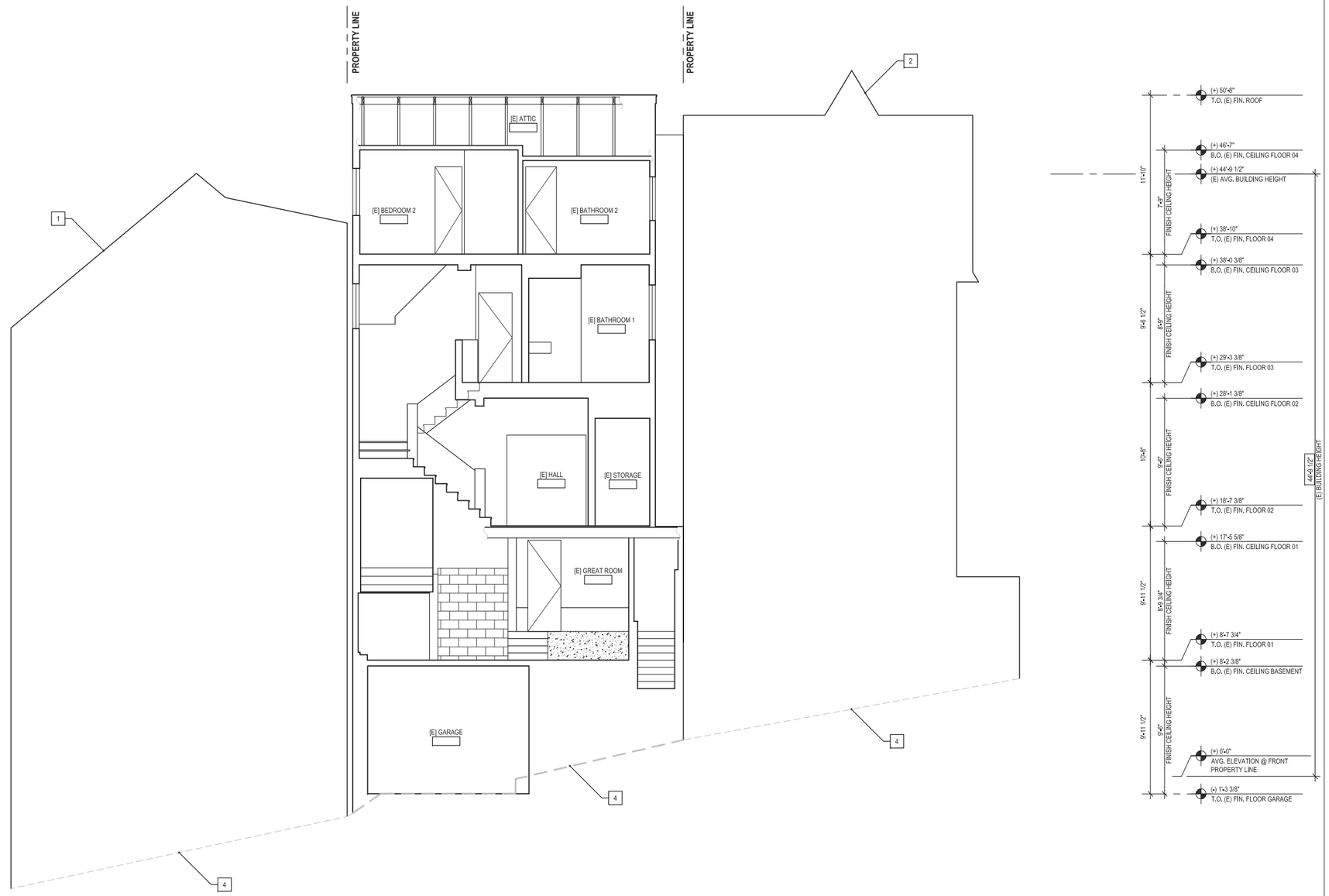
Drawing Title

EXISTING SECTION

Sheet Number

D3.1



1 EXISTING CROSS SECTION

1/4"=1'-0"

GENERAL SECTION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SECTION SHEET NOTES

1. ADJACENT BUILDING; 2415 GREEN STREET
2. ADJACENT BUILDING; 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY, REFER D2.1 FOR ADD'L INFO
5. APPROXIMATE OUTLINE OF GRADE AT 2415 GREEN STREET, SHOWN FOR REFERENCE ONLY
6. APPROXIMATE ELEVATION OF GRADE AT 2421 GREEN STREET AT PROPERTY LINE
7. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY, REFER D2.3 FOR ADD'L INFO

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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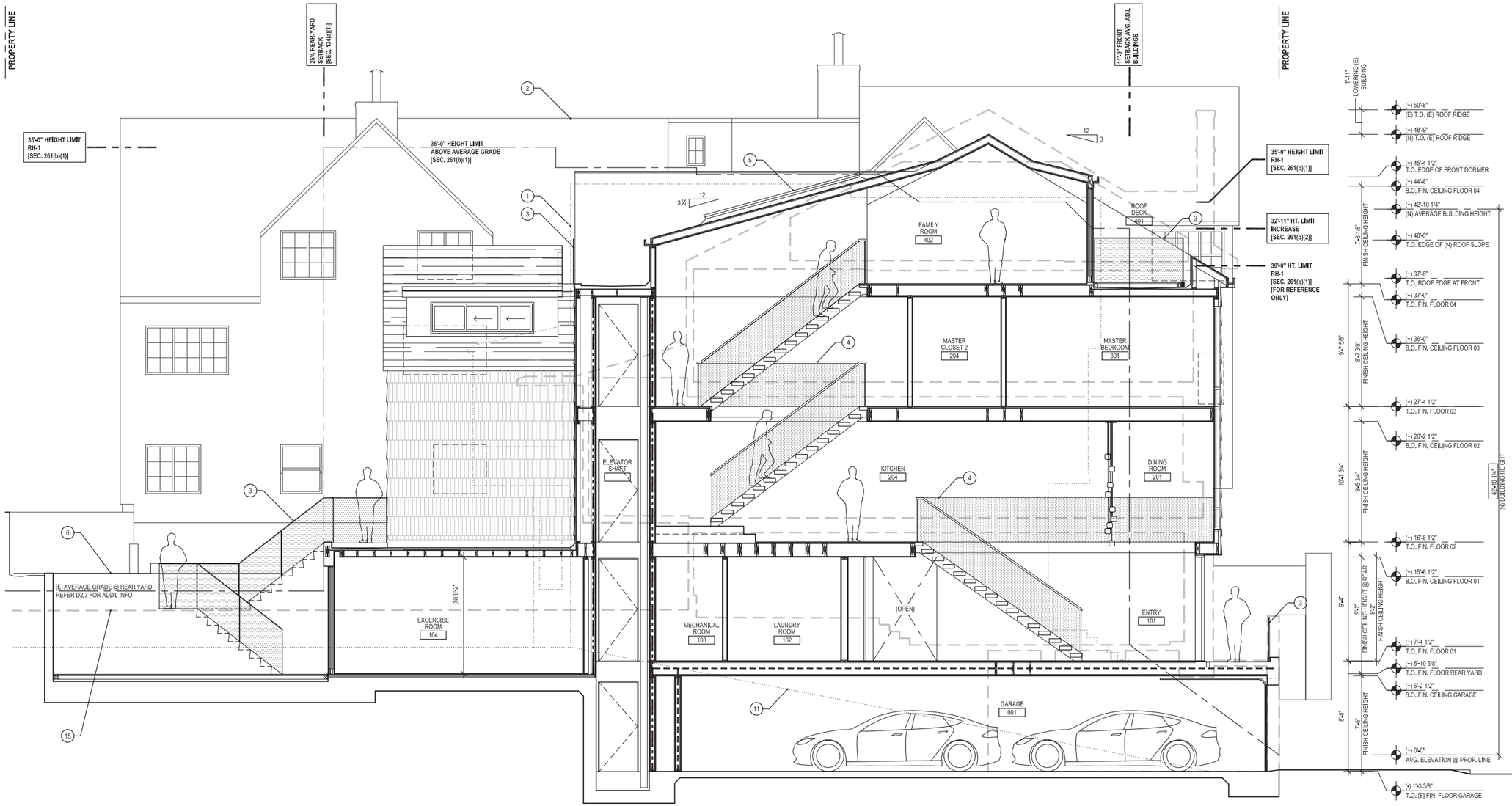
Drawing Title

EXISTING SECTION

Sheet Number

D3.2



1 PROPOSED LONGITUDINAL SECTION

GENERAL SECTIONS NOTES

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SECTION SHEET NOTES

1. ADJACENT BUILDING; 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
4. [N] INTERIOR GUARD RAIL 42" A.F.F.
5. [N] SKYLIGHT
6. [N] PLANTER
7. DASHED LINE INDICATES [E] T.O. ROOF RIDGE
8. [N] 1-HOUR PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY 42" A.F.F.
9. APPROXIMATE AVERAGE SLOPE OF ADJACENT GRADE @ FRONT PROPERTY LINE, FOR REFERENCE ONLY
10. APPROXIMATE ELEVATION OF ADJACENT GRADE @ REAR YARD, FOR REFERENCE ONLY
11. APPROXIMATE OUTLINE OF ADJACENT GRADE @ 2415 GREEN STREET, FOR REFERENCE ONLY
12. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET, FOR REFERENCE ONLY
13. DASHED LINE INDICATES GARAGE INTERIOR FINISHED FLOOR AND WALLS BEYOND
14. SLOPED CEILING UNDER STAIR, 1-HR FIRE-RESISTANCE RATED
15. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY, REFER D2.3 FOR ADD'L INFO
16. OUTLINE OF GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY, REFER D2.1 FOR ADD'L INFO

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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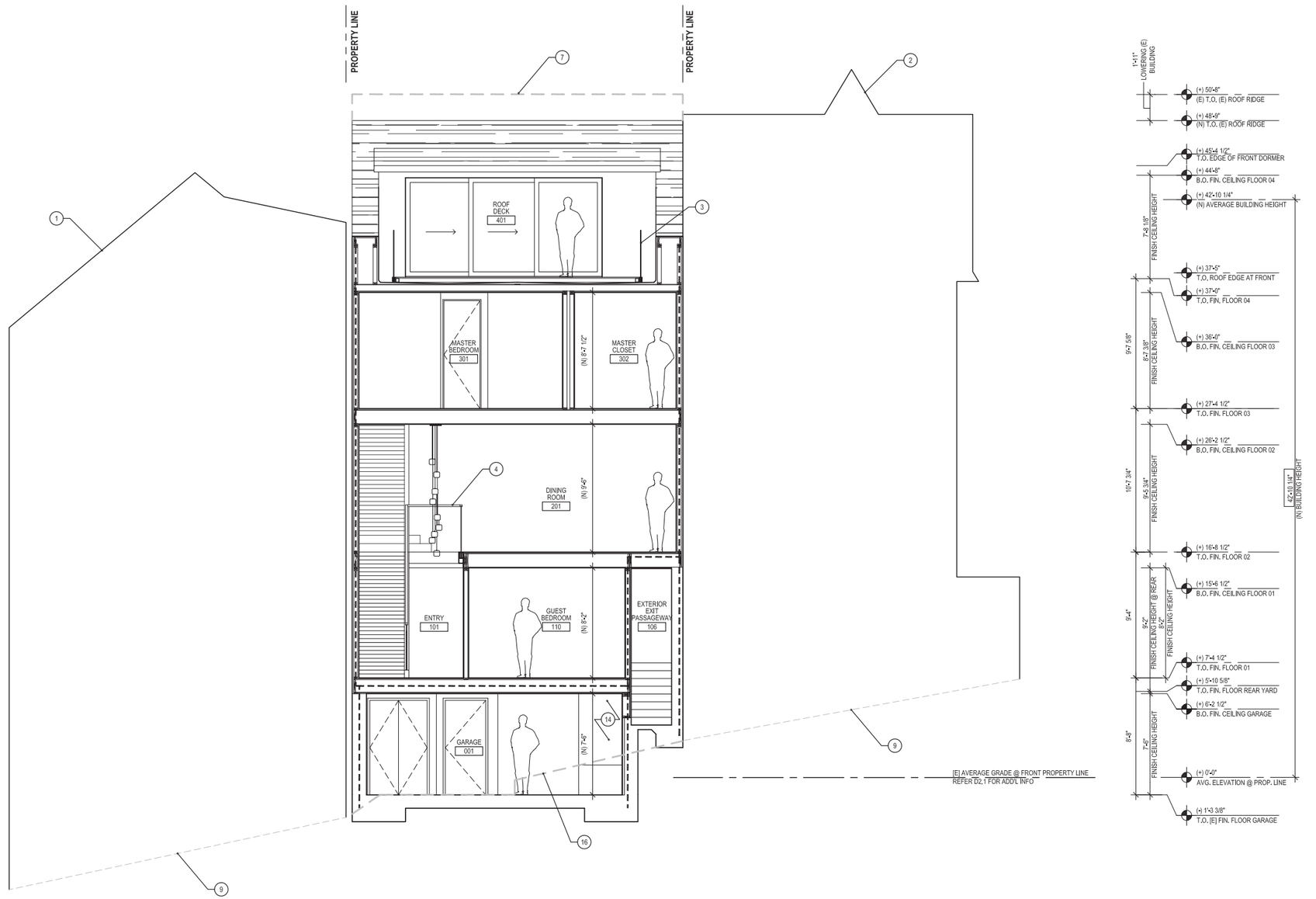
Drawing Title

PROPOSED SECTION

Sheet Number

A3.1



1 PROPOSED CROSS SECTION

GENERAL SECTIONS NOTES

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SECTION SHEET NOTES

1. ADJACENT BUILDING; 2415 GREEN STREET
2. ADJACENT BUILDING; 2421 GREEN STREET
3. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
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LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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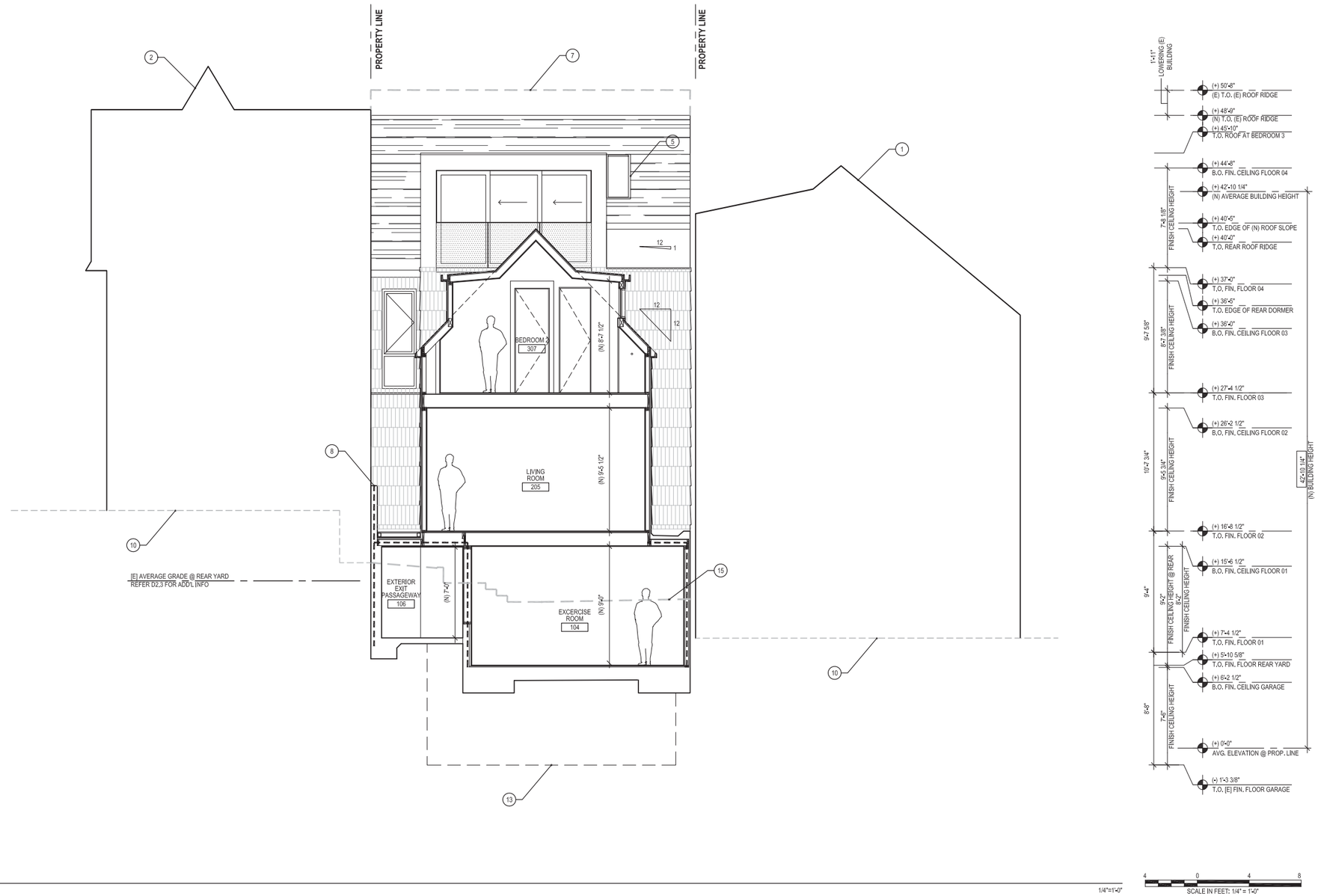
Drawing Title

PROPOSED SECTION

Sheet Number

A3.2



1 PROPOSED SECTION - TRANSVERSE

1/4"=1'-0"

GENERAL SECTIONS NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
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SECTION SHEET NOTES

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LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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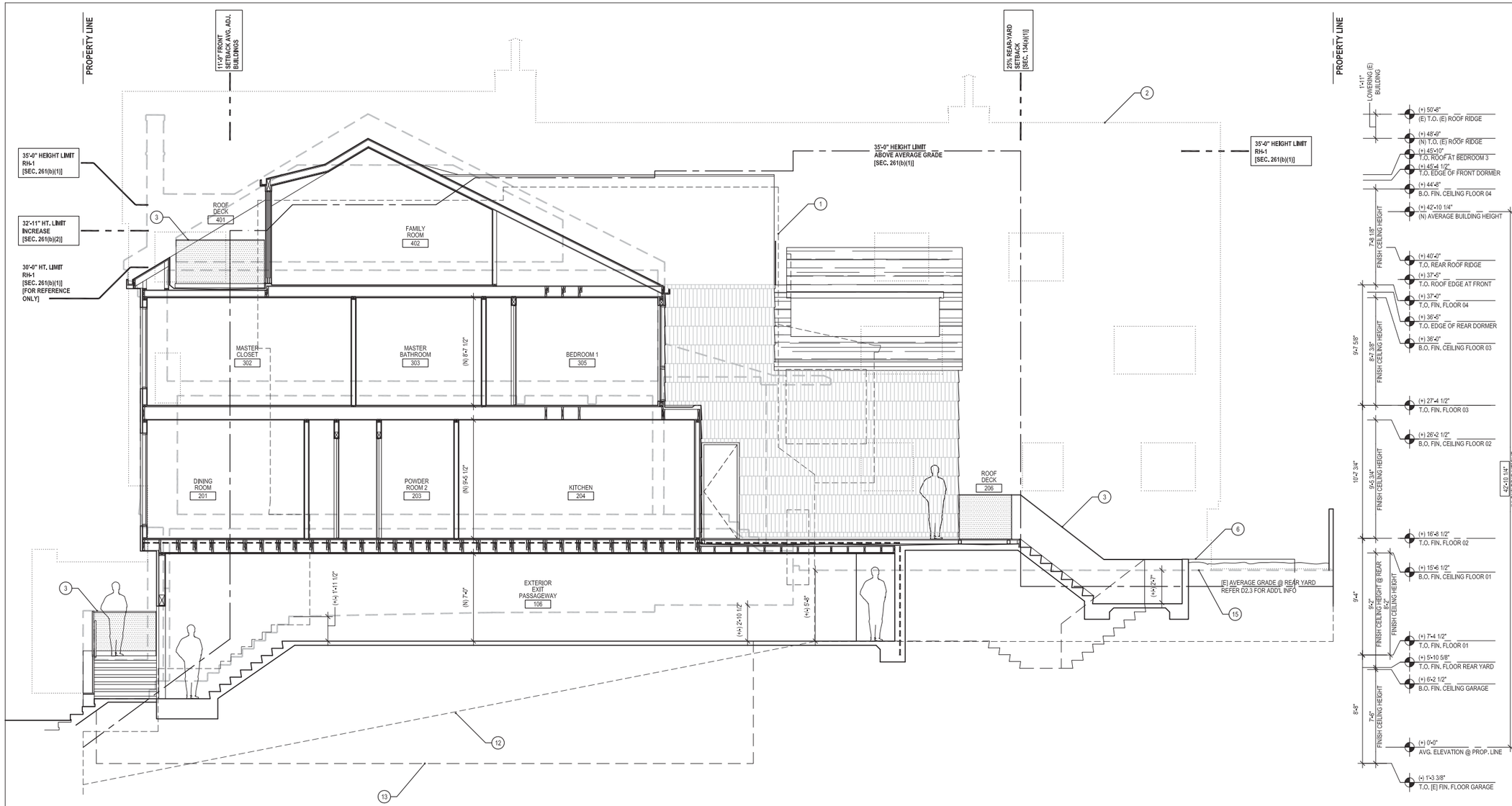
Drawing Title

PROPOSED SECTION

Sheet Number

A3.3



1 PROPOSED LONGITUDINAL SECTION

GENERAL SECTIONS NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

SECTION SHEET NOTES

1. ADJACENT BUILDING; 2415 GREEN STREET
2. ADJACENT BUILDING; 2421 GREEN STREET
3. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
4. [N] INTERIOR GUARD RAIL 42" A.F.F.
5. [N] SKYLIGHT
6. [N] PLANTER
7. DASHED LINE INDICATES [E] T.O. ROOF RIDGE
8. [N] 1-HOUR PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY 42" A.F.F.
9. APPROXIMATE AVERAGE SLOPE OF ADJACENT GRADE @ FRONT PROPERTY LINE, FOR REFERENCE ONLY
10. APPROXIMATE ELEVATION OF ADJACENT GRADE @ REAR YARD, FOR REFERENCE ONLY
11. APPROXIMATE OUTLINE OF ADJACENT GRADE @ 2415 GREEN STREET, FOR REFERENCE ONLY
12. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET, FOR REFERENCE ONLY
13. DASHED LINE INDICATES GARAGE INTERIOR FINISHED FLOOR AND WALLS BEYOND
14. SLOPED CEILING UNDER STAIR, 1-HR FIRE-RESISTANCE RATED
15. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY, REFER D2.3 FOR ADD'L INFO
16. OUTLINE OF GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

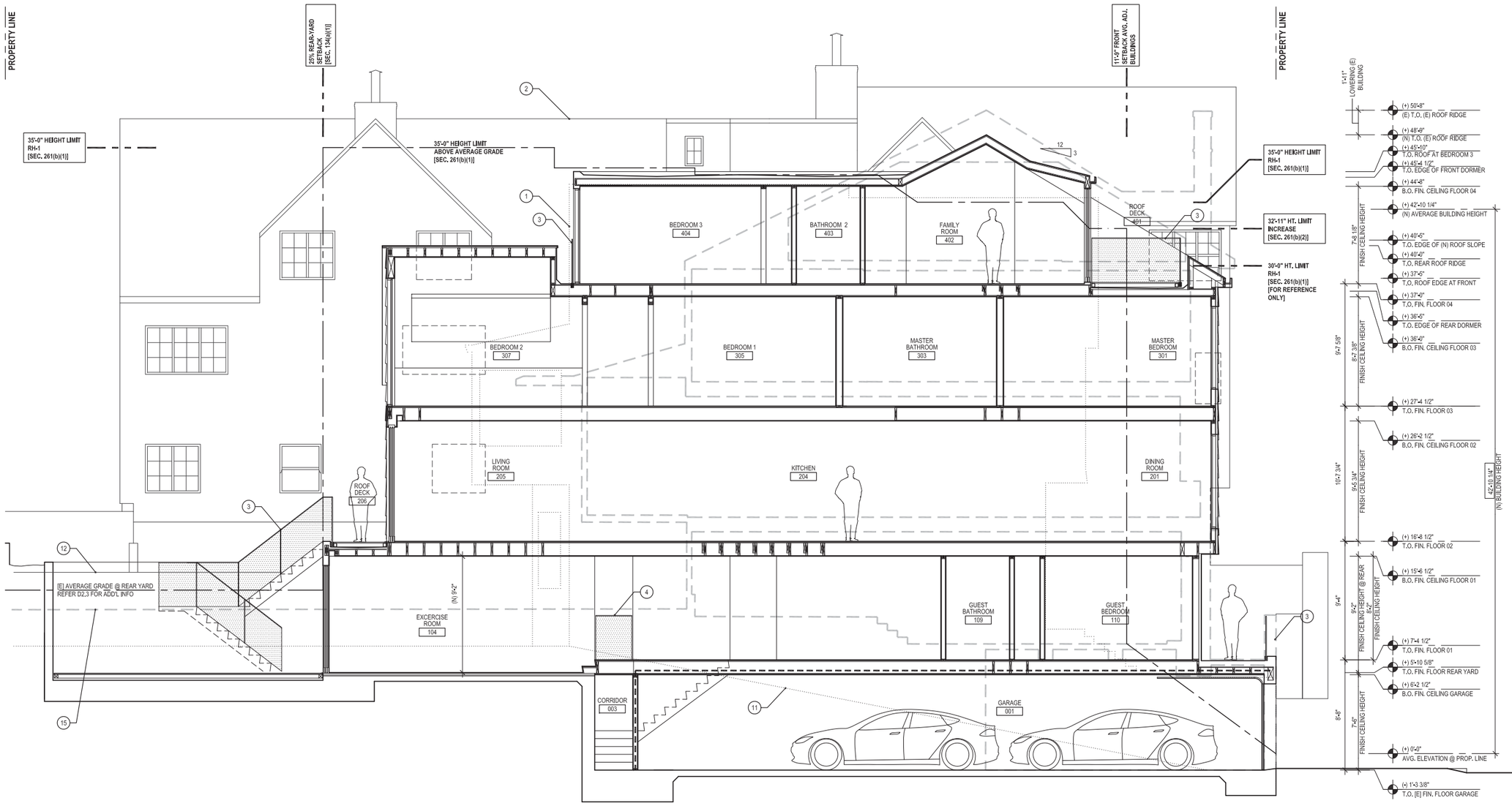
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

PROPOSED SECTION

Sheet Number

A3.4



1/4"=1'-0"

1 PROPOSED LONGITUDINAL SECTION

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LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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Drawing Title

PROPOSED SECTION

Sheet Number

A3.5

EXHIBIT 2

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2417 Green Street		0560/028	
Case No.	Permit No.	Plans Dated	
2017-002545ENV		2/10/2017	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Alterations to an existing four-story-over-basement single-family residence with one vehicle parking space. Excavate to add two vehicle parking spaces. Three-story rear addition. Facade alterations and foundation replacement. Lower existing building.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**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. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class___**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**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)? *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)*
☑	**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. *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).
☐	**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?
☑	**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)*
☐	**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)*
☑	**Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.</u>	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling Date: 2017.03.20 16:45:46 -07'00' No archeological effects. Sponsor enrolled in DPH Maher program. Project will follow recommendations of 1/12/17 Divis Consulting preliminary geotechnical report.	

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

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

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

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	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.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	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.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* _____
☑	10. **Reclassification of property status.** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ☐ Reclassify to Category A ☑ Reclassify to Category C a. Per HRER dated: 5/10/17 *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**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: Shelley Caltagirone	Digitally signed by Shelley Caltagirone Date: 2017.05.16 13:43:40 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Shelley Caltagirone	**Signature:** Shelley Caltagirone Digitally signed by Shelley Caltagirone Date: 2017.05.16 13:44:01 -07'00'
	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	5/4/2017

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	2417 Green Street	
Block/Lot:	Cross Streets:	
0560/028	Pierce and Scott Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2017.002545ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
◉ CEQA	○ Article 10/11	○ Preliminary/PIC	◉ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/10/17

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

Submitted: Historic Resource Evaluation report prepared by Tim Kelley Consulting, April 2017

Proposed Project: Expansion of garage; 3 story horizontal rear addition; alterations to front facade and roof; excavation and foundation replacement; lowering building; and interior remodel. The project appears to be a de facto demolition per PC Section 1005(f).

PRESERVATION TEAM REVIEW:			
Category:	○ A	○ B	◉ C

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: ○ Yes ◉ No	Criterion 1 - Event: ○ Yes ◉ No
Criterion 2 -Persons: ○ Yes ◉ No	Criterion 2 -Persons: ○ Yes ◉ No
Criterion 3 - Architecture: ○ Yes ◉ No	Criterion 3 - Architecture: ○ Yes ◉ No
Criterion 4 - Info. Potential: ○ Yes ◉ No	Criterion 4 - Info. Potential: ○ Yes ◉ No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	◉ N/A
CEQA Material Impairment to the individual historic resource:	○ Yes	◉ No	
CEQA Material Impairment to the historic district:	○ Yes	◉ No	
Requires Design Revisions:	○ Yes	◉ No	
Defer to Residential Design Team:	○ Yes	◉ No	

PRESERVATION TEAM COMMENTS:
The building at 2417 Green Street was built circa 1905 and was first owned by Lonella H. Smith. Louis B. Floan was to contractor for the building, but no architect was identified. The property is located on the south side of the street between Pierce and Scott Street in the Pacific Heights neighborhood. It is a rectangular plan, three-story-over-basement, wood-frame, single-family residence with a side-facing gable roof and shingle and brick cladding. The building has been altered, including the insertion of a garage with concrete cladding, replacement of the front entry porch, and replacement of the upper floor windows. The building retains some characteristics of the First Bay Tradition style, including the simple wall surface, wood singles, and small scale ornamentation. Based on the information provided in the Historic Resource Evaluation report prepared by Tim Kelley Consulting (December 2016), the Department finds that the subject property does not appear to be eligible for inclusion on the California Register either as an individual historic resource or as a contributor to a historic district. There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the property was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. No significant historical figures are associated with the property. Lastly, the property does not significantly embody the distinctive characteristics of the First Bay Tradition style; it is not the work of a master architect; and, it does not possess high artistic values. Furthermore, the property is not located within a California Register-eligible historic district. The consultant found no cohesive collection of buildings in the immediate area that would indicate a possible district. The nearest historic district is the Pacific Heights Historic District, which captures buildings to the south and west of the subject building. 2417 Green Street would not contribute to this district since the subject building and its immediate neighbors to the east are not associated with the architectural significance of the district. The district is characterized by large, formal, detached dwellings, typically designed by master architects and displaying a high level of architectural detailing and materials. The subject building is builder-designed and displays a relatively vernacular style. While the properties to the west of 2417 Green Street may be eligible for inclusion in the district, the subject building does not contribute to the Pacific Heights Historic District. The proposed project would have no adverse impact to historic resources as the subject building is not a historic resource and is not located within a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
[illegible]	5/10/2017

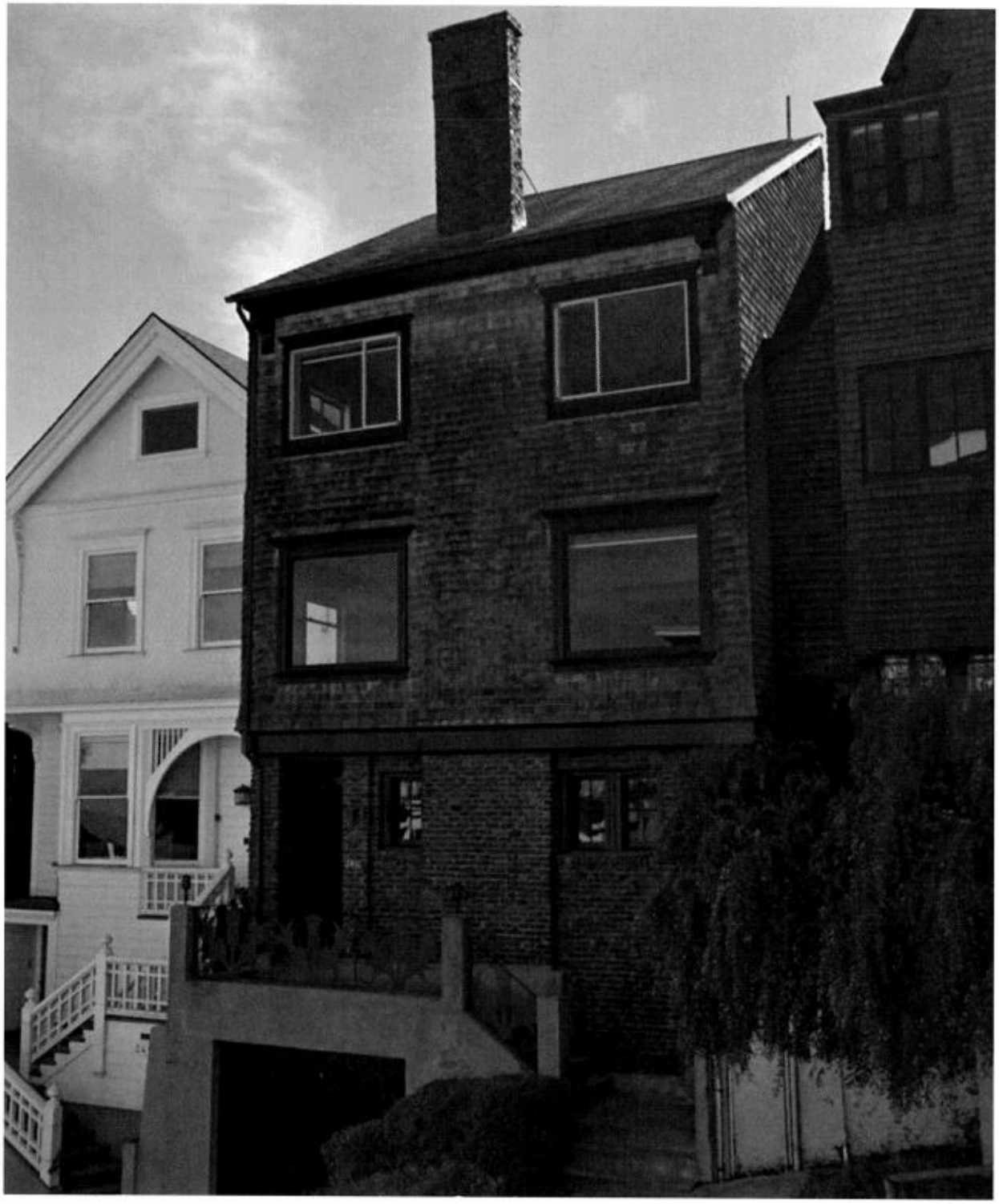


EXHIBIT 3

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED Dept. of Building Insp. MAY 18 2017

Tom C. Hui, S.E. DIRECTOR, DEPT. OF BUILDING INSPECTION

State Industrial Safety Permit
The attached application falls under the Labor Code Sec. 6500 in that it involves the type of construction work checked below:

- [x] Construction of trenches or excavations which are 5 feet or deeper and into which a person is required to descend.
- [ ] The construction of any building, structure, falsework, or scaffolding more than 3 stories high or the equivalent height. (36 ft.)
- [ ] The demolition of any building, structure, falsework, or scaffold, more than 3 stories high or the equivalent height (36 ft.)

BLDG. FORM 3/8

APPLICATION NUMBER 2017-0511-6316

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER 711280

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 [x] OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS 5/30/17

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
MAY 18 2017		2417 GREEN STREET	0560/028

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST: BY:	DATE
1425887	5-18-17	~~$50,000~~	C.Y.H. $100K	5/11/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
5B	3	1	SINGLE FAMILY DWELLING	R-3 (27)	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

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

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

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
TBD Durkin INC			9555174 0	1017620	9/30/18

(15) OWNER - ~~LESSEE (CROSS OUT ONE)~~	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
2417 GREEN STREET, LLC				

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

GARAGE EXPANSION PARTIAL DETERIORATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACK YARD

ADDITIONAL INFORMATION

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

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

(25) ~~ARCHITECT~~ OR ENGINEER (DESIGN [x] CONSTRUCTION ☐)	ADDRESS	CALIF. CERTIFICATE NO.
CHRISTOPHER F. DURKIN		C71064

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

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

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

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

Carrier STATE FUND
Policy Number 9133940

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

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

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

Signature of Applicant or Agent: [signature] Date: 5/18/17

REV 06/13

OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO:		
APPROVED: Cyril Yu, DBI MAY 11 2017.	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☐ APPROVED:	DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☐ APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐ APPROVED:	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐ APPROVED: Cyril Yu, DBI MAY 11 2017.	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐ APPROVED:	BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐ APPROVED:	DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐ APPROVED:	REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐ APPROVED:	HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY

SAN FRANCISCO

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AN ALTH

o: 711280

PROJECT PERMIT

Permit Issued To
(Insert Employer's Name, Address and Telephone No.)

Durkin, Inc.
474 EUCLID AVENUE
SAN FRANCISCO , CA 94118

(415)407-0486

No.
Date 5/12/17
Region 1
District 1
Tel. (415)557-0100

Type of Permit SINGLE PROJECT
T1-TRENCH/EXCAVATION

Pursuant to Labor Code Sections 6500 and 6502, this Permit is issued to the above-named employer for the projects described below.

State Contractor's License Number	1012620	Permit Valid through	5/1/18	
Description of Project	Location Address		Anticipated Dates Starting	Anticipated Dates Completion
Garage expansion and foundation replacement. Excavation 8' deep and 20' in width	2417 Green Street	City San Francisco County San Francisco	5/16/17	5/1/18

This Permit is issued upon the following conditions:

1. That the work is performed by the same employer. If this is an annual permit the appropriate District Office shall be notified, in writing, of dates and location of job site prior to commencement.

2. The employer will comply with all occupational safety and health standards or orders applicable to the above projects, and any other lawful orders of the Division.

3. That if any unforeseen condition causes deviation from the plans or statements contained in the Permit Application Form the employer will notify the Division immediately.

4. Any variation from the specification and assertions of the Permit Application Form or violation of safety orders may be cause to revoke the permit.

5. This permit shall be posted at or near each place of employment as provided in 8 CCR 341.4

Received From	RECEIVED BY	
Christopher Durkin	Dalia Rassler	
☐ Cash	Amount	Date
☒ Check 1031	$50.00	5/12/17

Investigated by _____ Safety Engineer 5/12/17 Date

Approved by _____ District Manager 5/18/17 Date

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

LICENSED CONTRACTOR'S STATEMENT

Permit Application No. 2017.0511.6316

Job Address: 2417 Green

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 1012620

License Class B

Expiration Date 5/18/17

Contractor

Chris Chris
PRINT

SIGNATURE

NOTE: *"Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars ($500)" Bus. & Prof. Code Sec. 7031.5.* Revised 10/1/2013.

1660 Mission Street – San Francisco CA 94103
Office (415) 558-6088 – Fax (415) 558-6401
Website: www.sfdbi.org

EXHIBIT 4

COMPLAINT DATA SHEET

Complaint Number:	**201708032**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	2417 GREEN ST
Contact Name:		Block:	0560
Contact Phone:	--	Lot:	028
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	Czarina Blackshear
Complainant's Phone:		Division:	BID
Complaint Source:	TELEPHONE		
Assigned to Division:	BID		
Description:	Working beyond scope of PA #201705116316. Doing horizontal addition.		

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	POWER	6270	4	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/27/17	CASE OPENED	BID	Power	CASE RECEIVED	
09/28/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	CASE UPDATE	1st NOV mailed & cc'd to DCP -jtran
09/28/17	OTHER BLDG/HOUSING VIOLATION	BID	Power	FIRST NOV SENT	nov issued kmh

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):** 09/28/17

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Contact SFGov Accessibility Policies
City and County of San Francisco © 2017

Permit Details Report

Report Date: **9/28/2017 12:08:25 PM**

Application Number:	201705116316
Form Number:	8
Address(es):	0560 / 028 / 0 2417 GREEN ST
Description:	PARTIAL DETERIOATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACKYARD
Cost:	$100,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/11/2017	TRIAGE	
5/11/2017	FILING	
5/11/2017	FILED	
5/18/2017	APPROVED	
5/18/2017	ISSUED	
9/28/2017	SUSPEND	department of city planning review required

Contact Details:

Contractor Details:

License Number:	1012620
Name:	PATRICK DURKIN
Company Name:	DURKIN INC.
Address:	474 EUCLID AV * SAN FRANCISCO CA 94118-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	5/11/17	5/11/17			5/11/17	PANGELINAN MARIANNE	
2	BLDG	5/11/17	5/11/17			5/11/17	YU CYRIL	
3	CPB	5/18/17	5/18/17			5/18/17	CHEUNG WAI FONG	5/18/17: SAFETY PERMIT RECEIVED. WF

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Tim Slot
7/13/2017	PM	WS	Web Scheduled	START WORK	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
7/13/2017	Robert Power	START WORK	SITE VERIFICATION

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	placement
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0			13	SPECIAL GRADING, EXCAVATION AND FILLING (GEO. ENGINEERED)	
0			24C	CONCRETE CONSTRUCTION	
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	geotech of record to observe excavation @ start of EA cut
0			24A	FOUNDATIONS	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	

EXHIBIT 5

Just saw your email Scott - thanks for update.

Begin forwarded message:

From: "May, Christopher (CPC)" <christopher.may@sfgov.org>
Date: October 3, 2017 at 9:26:10 AM PDT
To: susan byrd <sbyrdsf@yahoo.com>, "Lindsay, David (CPC)" <david.lindsay@sfgov.org>
Cc: "Ggwood2@gmail.com" <Ggwood2@gmail.com>, "chaboard@cowhollowassociation.org" <chaboard@cowhollowassociation.org>
Subject: RE: 2417 Green Street, Christopher Durkin Project

Hi Susan,

Thank you for your comments in opposition to the proposed project at 2417 Green St. Please be advised that the Department of Building Inspections suspended the project sponsor's foundation permit, which was not originally routed to the Planning Department for review, and has asked Planning to review those plans to determine compliance with the Planning Code. The S.311 neighborhood notification will not be sent out until the foundation permit plans have been reviewed and determined to be Code-complying.

Regards,

Christopher May, Planner

1650 Mission Street, Suite 400
San Francisco, CA 94103

Phone: (415) 575-9087
Fax: (415) 558-6409

christopher.may@sfgov.org
www.sfplanning.org

-----Original Message-----
From: susan byrd [mailto:sbyrdsf@yahoo.com]
Sent: Friday, September 29, 2017 2:57 PM
To: May, Christopher (CPC); Lindsay, David (CPC)
Cc: Ggwood2@gmail.com; chaboard@cowhollowassociation.org
Subject: 2417 Green Street, Christopher Durkin Project

Dear Mr. May and Mr. Lindsay:

As adjacent neighbors, we write to you with continued concerns about the developer Christopher Durkin and his proposed project at 2417 Green Street.

As Mr. Lindsay will recall, on March 30th, Mr. Durkin held a pre-application meeting which was attended by a large number of the local neighbors (Mr. Lindsay was helpful in getting this meeting scheduled with the developer and architect on a date when neighbors could actually attend). At that meeting we learned that the proposed project for the 1907 home at 2417 Green Street was massively out of scale with the neighborhood homes (particularly filling up all of our "shared" beautiful green open space and gardens to the rear). The project is not only physically inappropriate for SF Residential Guidelines, amazingly thoughtless regarding air/light/green space and neighbor's homes, it is also glaringly inconsistent with the Cow Hollow Association Guidelines. The project has three immediate adjacent neighbors and one on each side "one removed": Each of these five homes is historic in nature: a Victorian, two Ernest Coxhead homes, the registered historic Casebolt Mansion, and an Edwardian English Cottage with gardens. Somehow this is not being taken into consideration by the developer and the city planning department to date.

At the Pre-App meeting (also attended by a CHA representative) we as neighbors voiced our concerns and requested that Chris Durkin consider a second plan which would stay within the footprint of the current home and take CHA guidelines into consideration. He suggested that was not going to happen, the meeting ended on a sour note, we never heard more. We also never heard more from the CHA representative there taking notes. As adjacent neighbors we decided we would need to hire an attorney and a planning consultant to actually and truly represent neighborhood interests.

We recently asked Chris Durkin to provide plans that we and our attorney could review. We were told we would need to go to Durkin's attorney's office (Zacks) to view the plans. What was made available were not the actual/stamped plans, it was a waste of time and a joke. Then, we learned last week that Mr. May and others at the RDAT meeting recently held a "15 minute review" of the developer's plans and have deemed them to be "consistent with the RDG's." It was suggested by Mr. May that it would be now up to us as neighbors to file for a DR.

We were shocked to learn that this inappropriate residential development plan (with documented neighborhood concerns) was "moved" so quickly through this RDAT process. We ask you, Mr.May, would your family consider a "15 minute review" sufficient if this building were proposed next to your home? We also ask, where is the advocacy of the CHA, where is the collaboration between neighbors and city planning we are supposedly all working toward, where is the support from planning for such cooperation so that neighbors aren't forced to hire attorneys and file DR and other legal action?

Please make note:
Without apparently proper permit process, 1. Chris Durkin has built a work shed the length of the building at 2417 Green Street, which (a) is obstructing the side walk and (b) would indicate work on an excavation project much larger than was being described in the plans for the current one car garage. Inappropriate excavation will have dire consequence on the upside neighbor's home.
2. There has been a tree removal at the front of the property, on the sidewalk. We are under the impression we as a city are busy planting trees, not ripping them out, and we would like to know which permit/office was consulted for the tree removal 3. There was a work permit issued and posted at 2417 Green on the work "shed" for (a) 9/6/17-12/06/17, permit m831527; (b) Notice of Violation/Stop all work, signed by senior Planning Inspector yesterday on 9/28, due to complaint #201708032; (c) newer 10/2/17- 04/02/18 notices, same work permit #, placed last night by Durkin, after the NOV notice was posted.
We would like to ask Planning Department Officials sooner rather than later to flag this case! We are concerned about the nature and the pace of this case and are wondering how it is possible that it is being moved along so quickly without adequate review and apparently conflicting facts.

We are also copying here Geoff Wood and the Board President of the Cow Hollow Association, Lori Brooke. Mr. Wood, as the CHA zoning representative, was unable to attend the March 30 Pre-App meeting but sent instead Nancy Levens; in his email of 3/29 : " I am unable to attend the meeting tomorrow at 2417 Green but did attend the first meeting held on the 16th so am familiar with the project. Nancy Levens will attend for the CHA and will be forwarding on to me any concerns you and other neighbors have with the proposed project to date, and also any measures that the architect and owners offer to mitigate those issues." We are concerned there has been no follow-up and ask that the CHA become advocates alongside us and all neighbors for the CHA guidelines, which we as a neighborhood refer to in all our communication, but the developer Chris Durkin appears to have no knowledge of as he rolls out the plans for adding a massive home to the neighborhood. How can we all do this better?

We are hoping as long time residents of a beloved and historic San Francisco neighborhood we can all work towards environmentally appropriate building and "greening rather than demeaning" ALL of our city neighborhoods. San Francisco is special for a reason--because we all love it and wish to protect its beauty and character.

Thank you,
Susan Byrd
Mark Lampert
2415 Green Street

Sent from my iPad

.

EXHIBIT 6

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **April 28, 2017**, the Applicant named below filed Building Permit Application No. **2017.04.28.5244** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	**2417 Green Street**	Applicant:	**Chris Durkin**
Cross Street(s):	**Pierce and Scott Streets**	Address:	**474 Euclid Ave**
Block/Lot No.:	**0560/028**	City, State:	**San Francisco, CA 94118**
Zoning District(s):	**RH-1 / 40-X**	Telephone:	**(415) 407-0486**
Record No.:	**2017-002545PRJ**	Email:	**chris@durkinincorporated.com**

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		
☐ Demolition	☐ New Construction	☐ Alteration
☐ Change of Use	☒ Façade Alteration(s)	☐ Front Addition
☒ Rear Addition	☐ Side Addition	☒ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0 feet	No Change
Side Setbacks	None	West side: 0-3 feet (1st floor), 4 feet (2nd- 4th floors) East side: 0 feet (1st floor), 4 feet (2nd & 3rd floors), 7 feet (4th floor)
Building Depth	58 feet	75 feet
Rear Yard	40 feet (1st floor), 42 feet (2nd floor), 54 feet (3rd & 4th floors)	25 feet (1st floor), 30 feet (2nd & 3rd floors), 45 feet (4th floor)
Building Height	45 feet	43 feet
Number of Stories	4	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	2

PROJECT DESCRIPTION

The proposal is to lower all floor plates by approximately 2 feet, construct 1- and 3-story horizontal rear additions, as well as 3rd and 4th floor additions above the existing single-family dwelling. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet. The project also proposes façade alterations, interior modifications including the expansion of the existing basement level garage to accommodate another vehicle and the partial excavation of the rear yard. See attached plans.

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: Christopher May
Telephone: (415) 575-9087
E-mail: christopher.may@sfgov.org

Notice Date: 10/23/2017
Expiration Date: 11/22/2017

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.

EXHIBIT 7

CASE NUMBER: For Staff Use only	

SUPPLEMENTAL INFORMATION FOR

Historic Resource Determination

1. Current Owner / Applicant Information

PROPERTY OWNER'S NAME:	
2417 Green Street, LLC - attention Chris Durkin	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
474 Euclid Ave San Francisco, CA 94118	(415) 407-0486
	EMAIL:
	chris@durkinincorporated.com

APPLICANT'S NAME:	
DUMICAN MOSEY ARCHITECTS - attention Eric Dumican	Same as Above ☐
APPLICANT'S ADDRESS:	TELEPHONE:
128 10th Street, Floor 3 San Francisco, CA 94103	(415) 495-9322
	EMAIL:
	edumican@dumicanmosey.com

CONTACT FOR PROJECT INFORMATION:	
Eric Dumican	Same as Above ☒
ADDRESS:	TELEPHONE:
	( )
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
2417 Green Street	94123
CROSS STREETS:	
Pierce and Scott	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0560 / 028	25x100	2500	RH-1	40-X

OTHER ADDRESS / HISTORIC ADDRESS: (if applicable)	ZIP CODE:

3. Property Information

DATE OF CONSTRUCTION:	ARCHITECT OR BUILDER:
1906 (water tap)	Builder: LB Floan (per SF Call building announcement and water tap)

IS PROPERTY INCLUDED IN A HISTORIC SURVEY?	SURVEY NAME:	SURVEY RATING:
Yes ☐ No ☒		

DESIGNATED PROPERTY: Article 10 or Article 11 ☐ CA Register ☐ National Register ☐

4. Permit History Table

Please list out all building permits issued from the date of construction to present. Attach photocopies of each.

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Please describe any additional projects or information about a particular project(s) that is not included in this table:

See attached.

(Attach a separate sheet if more space is needed)

5. Ownership History Table

Please list out all owners of the property from the date of construction to present.

OWNER:	DATES (FROM - TO):	NAME(S):	OCCUPATION
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Please describe any additional owners or information about a particular owner(s) that is not included in this table:

See attached.

(Attach a separate sheet if more space is needed)De

6. Occupant History Table

Please list out all occupants/tenants of the property from the date of construction to present.

OCCUP:	DATES (FROM - TO):	NAME(S):	OCCUPATION
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Please describe any additional occupants or information about a particular occupant(s) that is not included in this table:

See attached.

(Attach a separate sheet if more space is needed)

7. Property / Architecture Description

Please provide a detailed narrative describing the existing building and any associated buildings on the property. Be sure to describe the architectural style and include descriptions of the non-visible portions of the building. Attach photographs of the building and property, including the rear facade.

See attached.

(Attach a separate sheet if more space is needed)

8. Adjacent Properties / Neighborhood Description

Please provide a detailed narrative describing the adjacent buildings and the buildings on the subject block and the block directly across the street from the subject property. Be sure to describe the architectural styles. Attach photographs of all properties.

See attached.

(Attach a separate sheet if more space is needed)

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. I understand that other applications and information may be required.

Signature of Applicant

02/14/17
Date

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

Eric Dumican
Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Submittal Checklist

The Supplemental Information for Historic Resource Determination must be complete before the Planning Department will accept it and begin review. Please submit this checklist along with the required materials.

CHECKLIST	REQUIRED MATERIALS	NOTES
☒	**Form, with all blanks completed**	
☒	**Photograph(s) of subject property: Front facade**	
☐	**Photograph(s) of subject property: Rear facade**	
☐	**Photograph(s) of subject property: Visible side facades**	
☒	**Building Permit History (Question 4), with copies of all permits**	
☒	**Historic Sanborn Fire Insurance Maps**	
☒	**Ownership History (Question 5)**	
☒	**Occupant History (Question 6)**	
☒	**Descriptive narrative of subject building (Question 7)**	
☒	**Photos of adjacent properties and properties across the street along with a descriptive narrative of adjacent properties and the block (Question 8)**	
☐	**Historic photographs, if applicable**	
☐	**Original building drawings, if applicable**	
☐	**Other:** Periodical articles related to the property, for example, articles on an owner or occupant of the building or of the architect; historic drawings of the building; miscellaneous material that will assist the Preservation Planner make the historical resource determination under CEQA.	

NOTE: Please note that some applications will require additional materials not listed above. The above checklist does not include material needed for CEQA review of other impacts and is solely limited to historic resource analysis. For further information about what must be submitted for CEQA review, please refer to the *Environmental Evaluation Application*.

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

1. Current Owner / Applicant Information

See primary form

2. Location and Classification

See primary form

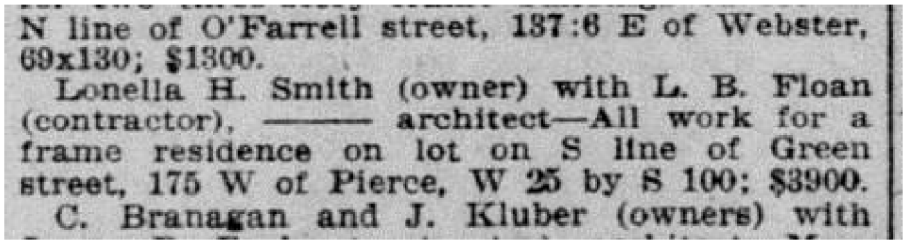
3. Property Information

See primary form

4. Permit History Table

Permit:	Date:	Description of Work:
1	3/13/1911	To reshingle south side of roof of main building. And build 2 dormer windows on same side about 2'x3' each. Each window to be roofed with tin. Also cut doorway from bathroom on attic floor to rough attic.
2	5/3/1954	A reinforced concrete garage will be constructed under house as per plans.
3	8/1/1960	Construct retaining wall in backyard.
4	6/15/1971	To replace shingles on front and sides plus cleaning off old shingle roof and preparing for new slate roof.
5	7/18/1972	Complete porch and replace roof.
6	2/13/1973	Complete work started on 411423. Complete porch and replace roof.
7	8/16/1982	Fungus repair
8	1/13/1986	illegible
9	6/22/2007	Partial underpinning of foundation due to excavation at 2415 Green Street
10	7/6/2007	Partial underpinning of foundation due to excavation at 2415 Green Street (revised plans)
11	2/19/2009	To obtain final inspection for work approved under PA 2007066100. All work completed.

No original building permit was located at DBI; however the following building announcement was located in the San Francisco Call on 12/5/1905:


N line of O'Farrell street, 137:6 E of Webster, 69x130; $1300.
Lonella H. Smith (owner) with L. B. Floan (contractor), ——— architect—All work for a frame residence on lot on S line of Green street, 175 W of Pierce, W 25 by S 100; $3900.
C. Branagan and J. Kluber (owners) with

5. Ownership History Table

Owner	Dates (From - To)	Names	Occupation
1	4/14/1906-10/19/1906	HA & Lovella H. Smith	
2	10/19/1906-?	Georgia H. Sawyer	

3	?-10/19/1918	Frank & Ada Elmendorf	Hats
4	10/19/1918-3/4/1924	Georgia H. Sayers*	
5	3/4/1924-4/26/1943	Eugene & Mary Kilgore	Physician
6	4/26/1943-10/2/1951	Mary Kilgore	
7	10/2/1951-5/23/1952	Eugene S Kilgore Jr, Elinor S. Kilgore & Kathryn Kilgore Winslow	
8	5/23/1952-9/8/1982	Walter & Inez Lloyd	Cabinet maker, teacher
9	9/8/1982-12/14/2016	Edward L. Strobehn & Heather Ross	
10	12/14/2016-present	Christopher Durkin	

* It is unclear if Georgia Sawyer and Georgia Sayers are the same person. Information on Sawyer's ownership was taken from the San Francisco Call, while information on Sayers' ownership was taken from the city sales ledgers.

6. Occupant History Table

Occupant	Dates (From - To)	Names	Occupation
1	1907-1918	Frank M (Ada) Elmendorf	Fannin & Elmendorf Co; president, the Elmendorf Hat Company
2	1907	LM Elmendorf	
3	1917	John B. McCormick	
4	1918	Reynolds (Marjorie) McHenry	draftsman, Leland S Rosener
5	1920-1941	Eugene S (Mary) Kilgore	physician
6	1923-1930	Thomas A Kilgore	printing
7	1943-1949	Elinor Kilgore	nurse
8	1943-1949	Eugene Kilgore Jr	US Army
9	1943-1949	Mrs. Mary Kilgore	
10	1955-1963	Inez Lloyd	teacher
11	1955-1981	Walter S Lloyd	cabinet maker
12	1982	vacant	

7. Property / Architecture Description

2417 Green Street sits on the south side of Green between Scott and Pierce Streets. The street slopes up dramatically to the west. The building sits back slightly from the front lot line and abuts both neighboring buildings. The surrounding buildings have a variety of setbacks.

2417 Green Street is a three story over basement rectangular plan single family residence clad in concrete, brick, and wooden shingles and capped with a side gable roof. The basement level is clad in concrete and features a single roll up garage door at left. To the right of this is a quarter turn concrete stair leading to an entry porch that spans the left side of the first story. There is a flush wood pedestrian door at the mid-point landing on the stairs. The porch and part of the stairs are enclosed by a decorative metal railing with concrete pillars. The first story is clad in brick. The primary entrance is on the left side and sits within a slight recess. It features a paneled and multi-lite door topped with an art glass transom. There is a projecting chimney at the center of the façade. There are three wood sash multi-lite casement windows on this story: two to the right of the chimney and one to the left. The first and second stories are separated by a solid band course. The second and third stories are clad in wooden shingles, and the second story flares out slightly at the base. Both upper stories feature a pair of large matching windows with wooden surrounds and a projecting cornice at top. The second story windows are fixed wood sash windows, while the third story features two part aluminum sash windows with a large fixed lite next to a casement window. The façade terminates with a projecting cornice supported by corner brackets below a projecting eave. A brick chimney rises from the center of the roofline.

8. Adjacent Properties / Neighborhood Description

The subject building is the Pacific Heights neighborhood. The neighboring buildings were constructed between 1900 and 1956. Architectural styles present include Classical Revival, Queen Anne Victorian, Mediterranean Revival, Tudor, Craftsman and Modern. Although all buildings are of a similar large scale, there is little visual unity on the block due to the wide range of styles present.

Photographs of Subject Property

2417 Green Street

Permits

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

No. 34590

APPLICATION

OF

Frank M. Elmendorf Owner

To make alterations or repairs at

Location 2417 Green Street

Estimated Cost $ 125.00

Fee $

Filed March 13th 1911
MAR 13 1911

Referred to Inspector

MAR 15 1911

Approved: [signature]
Chief Building Inspector.
March 15-1911.

OFFICIAL COPY
SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

Bureau of Building Inspection
Dept. of Public Works No 1.

B. & P. S. Co.

WRITE IN INK—FILE 2 COPIES

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at

corner side of 2417 Green street ..... feet .....

of ..... street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

To reshingle south side of roof of main building, and build 2 dormer windows on same side about 2'×3' each said windows to be roofed with tin.
Also cut door way from Bathroom on attic floor to rough attic

not to exceed 40%

Estimated cost of work, $ 125 00

Building to be used as ~~John Ferg~~ Residence

In consideration of the granting of the foregoing application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space in the said work.

Name of Builder John Ferguson
Address 1739 Union St

Name of Architect .....
Address .....

Frank M. Elmendorf Owner
2417 Green St Address
Per John Ferguson

Report — **favorably**

J P Saunders
Inspector

Mar. 14 1911

OFFICIAL COPY

Approved:

Zone 1st

CPC Setbacks None

In uses unmixed in a 1st Residential District only

4-29-54

Department of City Planning

Approved:

J Comisky 4-21-54

Bureau of Fire Prevention & Public Safety

Approved:

Cit Hauck 4/28/54

Structural Engineer, Bureau Building Inspection

Approved:

Department of Public Health

Approved:

Electrical Inspector

Approved:

Art Commission

Approved:

Boiler Inspector

Approved: N. F. Newman 4-29-54

ENTRANCE X-WARP NOT TO ENCROACH ON SIDE WALK AREA. RCY 4/29-54

RALPH G. WADSWORTH
City Engineer

ASS'T CITY ENGINEER

Bureau of Engineering

Warping of sidewalk at driveway.

REFER TO:

- Bureau of Engineering ☒
- BBI Struct. Engineer ☒
- Boiler Inspector ☐
- Art Commission ☐
- Dept. of Public Health ☐

Approved 20th April 1954

W. G. Codden

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Adam Arras

Owner's Authorized Agent

BLDG. FORM

3

No. 164355

APPLICATION OF

Mr. & Mrs. Walter S. Lloyd Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS or REPAIRS TO BUILDING

Location 2417 Green St.

Total Cost $ 3000.00

APR 1 1954

Filed April 16 1954

Approved:

MAY 3 1954

Superintendent, Bureau of Building Inspection

Permit No. 147745

MAY 3-1954

Issued 19

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CENTRAL PERMIT BUREAU F435

Write in Ink—File Two Copies

RECEIVED
DEPT. OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
1954 APR 19 PM 1:33
BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM
3

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

April 16 1954

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 2417 Green St

(2) Total Cost $ 3000.00 (3) No. of stories 2 (4) Basement Yes (Yes or No)

(5) Present use of building Familie Home (6) No. of families 1

(7) Proposed use of building — " " (8) No. of families 1

(9) Type of construction Reinforced concrete (1, 2, 3, 4, or 5) (10) Garage (Building Code Occupancy Classification)

(11) Any other building on lot No (Yes or No) (Must be shown on plot plan if answer is Yes.)

(12) Does this alteration create an additional floor of occupancy No (Yes or No)

(13) Does this alteration create an additional story to the building No (Yes or No)

(14) Electrical work to be performed Yes (Yes or No) Plumbing work to be performed Yes (Yes or No)

(15) Ground floor area of building 25 x 50 sq. ft. (16) Height of building 35 ft.

(17) Detailed description of work to be done a Reinforced concrete Garage will be constructed and House as per Plans

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

(19) Supervision of construction by Adam Arras. Address 567 Arch st.

(20) General contractor " " California License No. 17100
Address 567 Arch str.

(21) Architect California Certificate No.
Address

(22) Engineer A. V. Saph Jr California Certificate No.
Address 693 Mission str.

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner Mr & Mrs Walther L. Lloyd (Phone (For Contact by Bureau))
Address 2417 Green str.
By Adam Arras Address 567 Arch str
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

OFFICIAL COPY
SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

Approved:
Zone not checked
CPC Setbacks
approved for work described
7/25/60 M. Grant
Department of City Planning

Approved:

Ed. Powell 7/25/60
Bureau of Fire Prevention & Public Safety

Approved:

Structural Engineer, Bureau Building Inspection

Approved:

Bureau of Engineering

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Workman's Compensation Insurance Policy or Certificate filed with Central Permit Bureau . . . . . ☐

No Workman's Compensation Insurance Policy or Certificate on file for reason of exclusion checked:

(a) No one to be employed . . . . . ☐
(b) Casual labor only to employed . ☐
(c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization . . . ☐

REFER TO:

Bureau of Engineering . . . . . ☐
BBI Struct. Engineer . . . . . ☐
Boiler Inspector . . . . . ☐
Art Commission . . . . . ☐
Dept. of Public Health . . . . . ☐
. . . . . ☐

Approved July 22 1960

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Owner or Owner's Authorized Agent

BLDG. FORM 3 No. 131749

APPLICATION OF

Walter Lloyd Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location 2417 Green St

Total Cost $ 375.—

Filed 7/19/60 19 JUL 19 1960

Approved: APPROVED Dept. Public Works JUL 26 1960 Robert C. Levy
SUPERINTENDENT BUREAU BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

Permit No. 213512

Issued 8/1/60 19 8/1/60

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

CENTRAL PERMIT BUREAU FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS — **CENTRAL PERMIT BUREAU**

BLDG. FORM **3**

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

RECEIVED DEPT. OF PUBLIC WORKS JUL 21 1960 BUILDING INSPECTION

July 19

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 2417 Green St.

(2) Total Cost $ 375.00 (3) No. of stories 2 (4) Basement Yes (Yes or No)

(5) Present use of building Dwelling (6) No. of families 1

(7) Proposed use of building Same (8) No. of families 1

(9) Type of construction 5 (1, 2, 3, 4, or 5) (10) 18 (Building Code Occupancy Classification)

(11) Any other building on lot No (Yes or No) (Must be shown on plot plan if answer is Yes.)

(12) Does this alteration create an additional floor of occupancy. No (Yes or No)

(13) Does this alteration create an additional story to the building No (Yes or No)

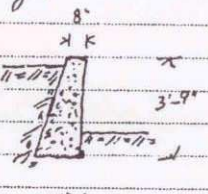
(14) Electrical work to be performed No (Yes or No) Plumbing work to be performed No (Yes or No)

(15) Ground floor area of building 1200 sq. ft. (16) Height of building 30 ft.

(17) Detailed description of work to be done

Construct Retaining Wall in Backyard
40 ft long and 3'-9" High

as per Detail



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

(19) Supervision of construction by Owner Address

(20) General contractor Arras Bros California License No. 99330
Address 401 Holly Park Circle

(21) Architect California Certificate No.
Address

(22) Engineer California Certificate No.
Address

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner Walter Lloyd (Phone) (For Contact by Bureau)
Address 2417 Green St.

By George Arras Address Ni9-4764
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SEC. 808 SAN FRANCISCO BUILDING CODE.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

9-24

Approved:

Zone .....

CPC Setbacks .....

...ment of City
...ed permit
...e of this
...m to the

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

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

REFER TO:

- Bureau of Engineering ☐
- BBI Struct. Engineer ☐
- Boiler Inspector ☐
- Art Commission ☐
- Dept. of Public Health ☐
- Dept. of Electricity ☐
- Redevelopment Agency ☐
- Parking Authority ☐

Approved 6/14 1971

Provided the following conditions are complied with:

Call for sheathing inspection when old shingles removed

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Robert Guthrie
Owner or Owner's Authorized Agent

BLDG. FORM 3 No. 398012

APPLICATION OF

Lessee
Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATION or REPAIRS TO BUILDING

OFFICE COPY

Location 2417 Green St

Total Cost $ 3150

Filed June 11 1971

APPROVED: JUN 15 1971

APPROVED
Dept. Public Works
JUN 17 1971

Alfred Goldbag
SUPERINTENDENT
BUREAU BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

Permit No. 58315 356392

Issued JUN 17 1971 19

OFFICIAL COPY

SAN FRANCISCO
CENTRAL PERMIT BUREAU Feb
DEPARTMENT OF
BUILDING INSPECTION

BLDG. FORM

3

Write in Ink—File Two Copies

JUN 11 1971

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

June 11 19 71

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 2417 Green St

(2) Total Cost ($) 3150.00 (3) No. of Stories 2 (4) Basement or Cellar Yes (yes or no)

(5) Present Use of building residence (6) No. of families one

(7) Proposed Use of building residence (8) No. of families one

(9) Type of construction 5 (1, 2, 3, 4, or 5) (10) 7 (Proposed Building Code Classification)

(11) Any other building on lot no (yes or no) (must be shown on plot plan if answer is yes.)

(12) Does this alteration create an additional story to the building? no (yes or no)

(13) Does this alteration create a horizontal extension to the building? no (yes or no)

(14) Does this alteration constitute a change of occupancy no (yes or no)

(15) Electrical work to be performed no (yes or no) (16) Plumbing work to be performed no (yes or no)

(17) Automobile runway to be altered or installed no (yes or no)

(18) Sidewalk over sub-sidewalk space to be repaired or altered no (yes or no)

(19) Will street space be used during construction? no (yes or no)

(20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

To replace shingles in front and sides plus cleaning off old shingle roof and preparing for new slate roof

(21) Supervision of construction by R. Gurtler Address 445 43rd

(22) General Contractor Lowell Gyst Co California License No. 176416
Address 445 43rd Ave

(23) Architect or Engineer (for design) California Certificate No.
Address

(24) Architect or Engineer (for construction) California Certificate No.
Address

(25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(26) Owner Mr & Mrs W. Floyd (Phone WA-1-6567) For contact by Bureau
Address 2417 Green St SF

By Robert E. Gurtler Address 445 43rd Ave
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

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

CONSTRUCTION LENDER

(Enter name and branch designation if any. If there is no known construction lender, enter "unknown".)

ADDRESS OF CONSTRUCTION LENDER

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE JUL 18 1972

APPROVED
Dept. Public Works
JUL 1 1972
Alfred Goldberg
SUPERINTENDENT
BUREAU BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

BLDG. FORM 3

APPLICATION NO. 411423

OFFICE COPY

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF THE CITY AND COUNTY OF SAN FRANCISCO FOR A PERMIT TO ALTER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

DATE FILED	FILING FEE RECEIPT NO.
July 12, 1972	684ad
PERMIT NO. 368152	ISSUED JUL 18 1972

(1) STREET ADDRESS OF JOB: 2417 Green Street

(2) ESTIMATED COST OF JOB: $ 4000 mtz

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. 1-hr ☐ N ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ | (5A) NUMBER OF STORIES OF OCCUPANCY: 2 | (6A) NUMBER OF BASEMENTS AND CELLARS: 1 | (7A) PRESENT USE: residence | (8A) BLDG. CODE OCCUP. CLASS: I | (9A) NO. OF FAMILIES: 1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. 1-hr ☐ N ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ | (5) NUMBER OF STORIES OF OCCUPANCY: 2 | (6) NUMBER OF BASEMENTS AND CELLARS: 1 | (7) PROPOSED USE: residence | (8) BLDG. CODE OCCUP. CLASS: I | (9) NO. OF FAMILIES: 1

(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES ☐ NO ☒

(10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT.

(11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING? YES ☐ NO ☒

(11) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT.

(14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒

(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒

(16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒

(17) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO ☒

(19) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES ☐ NO ☒

(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(21) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒

(22) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(23) GENERAL CONTRACTOR — ADDRESS — CALIF. LICENSE NO.

(24) ARCHITECT OR ENGINEER (FOR DESIGN) — ADDRESS — CALIF. CERTIFICATE NO.

(25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION) — ADDRESS — CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). None — ADDRESS

(27) OWNER — LESSEE (CROSS OUT ONE) Walter S. Lloyd — ADDRESS 2417 Green St — PHONE (FOR CONTACT BY BUREAU) Wa 1-65-67

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

Complete porch and replace roof

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

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

Pursuant to Sec. 302.A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDNIG OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22).

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

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

APPLICANT'S CERTIFICATION

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

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

Mrs Walter S Lloyd
SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

☒ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

Due to the quality of the original.

CONDITIONS AND STIPULATIONS

REFER TO	APPROVED: 7/18/72 BUILDING INSPECTOR, BUR. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☐	APPROVED: Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property [illegible] conform to the City [illegible] DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	APPROVED: REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	DATE: REASON: NOTIFIED MR.

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

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
NUMBER OF ATTACHMENTS ☐

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE FEB 13 1973

APPROVED
Dept. Public Works
FEB 13 1973
Alfred Goldberg
SUPERINTENDENT
BUREAU BUILDING INSPECTION

DATE FILED ~~FEB 13 1973~~ February 13, 1973

FILING FEE RECEIPT NO. 73582

PERMIT NO. 374095

ISSUED FEB 13 1973

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

BLDG. FORM 3

APPLICATION NO. 41848

OFFICE COPY

APPLICATION ~~IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC~~ WORKS OF SAN FRANCISCO [illegible] TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB: 2417 Green Street

(3) ESTIMATED COST OF JOB: $1000 [illegible]

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NUMBER OF STORIES OF OCCUPANCY:	(6A) NUMBER OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) BLDG. CODE OCCUP. CLASS:	(9A) NO. OF DWG. UNITS
1-hr ☐ N ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒	2	1	residence	I	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NUMBER OF STORIES OF OCCUPANCY:	(6) NUMBER OF BASEMENTS AND CELLARS:	(7) PROPOSED USE:	(8) BLDG. CODE OCCUP. CLASS.	(9) NO. OF DWG. UNITS
1-hr ☐ N ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒	2	1	residence	I	1

(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES ☐ NO ☒	(10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT.	(11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING?	YES ☐ NO ☒	(11) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT.
(14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES ☐ NO ☒	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES ☐ NO ☒	(16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES ☐ NO ☒
(17) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES ☐ NO ☒	(19) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES ☐ NO ☒	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES ☐ NO ☒
(21) ELECTRICAL WORK TO BE PERFORMED?	YES ☐ NO ☒	(22) PLUMBING WORK TO BE PERFORMED?	YES ☐ NO ☒		

(23) GENERAL CONTRACTOR — ADDRESS — CALIF. LICENSE NO.

(24) ARCHITECT OR ENGINEER (FOR DESIGN) — ADDRESS — CALIF. CERTIFICATE NO.

(25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION) — ADDRESS — CALIF. CERTIFICATE NO.

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

(27) OWNER — ~~LESSEE~~ (CROSS OUT ONE) Walter S. Lloyd — ADDRESS 2417 Green St. — PHONE (FOR CONTACT BY BUREAU) WA1-65-67

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

Complete work started on 411423
Complete pool + replaster
Plan # 411423

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

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

Pursuant to Sec. 302.A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

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

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

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

APPLICANT'S CERTIFICATION

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

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

Walter S. Lloyd — Mrs. W.S. Lloyd
SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

☒ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:	DATE: / REASON: / NOTIFIED MR.
	[signature] 2/13/73 BUILDING INSPECTOR, BUR. OF BLDG. INSP.	
☐	APPROVED: Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code. [signature] DEPARTMENT OF CITY PLANNING	DATE: / REASON: / NOTIFIED MR.
☐	APPROVED: BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: / REASON: / NOTIFIED MR.
☐	APPROVED: CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	DATE: / REASON: / NOTIFIED MR.
☐	APPROVED: BUREAU OF ENGINEERING	DATE: / REASON: / NOTIFIED MR.
☐	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: / REASON: / NOTIFIED MR.
☐	APPROVED: REDEVELOPMENT AGENCY	DATE: / REASON: / NOTIFIED MR.
☐	APPROVED:	DATE: / REASON: / NOTIFIED MR.
☐	APPROVED:	DATE: / REASON: / NOTIFIED MR.

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

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
NUMBER OF ATTACHMENTS ☐

[signature]
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.

OFFICIAL COPY

SAN [redacted]

DEPARTMENT OF BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE AUG 16 1982

FILMED

8-1-83

PERMIT NO. 492660 ISSUED & DATE FILED 8-16-82

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

I OCCUPANCY WITH NO PLANS

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

BLDG. FORM 8

APPLICATION NO. 082067

(1) STREET ADDRESS OF JOB: 2417 Green St.

(3) ESTIMATED COST OF JOB: 390.00

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. 1H☐ 1☐ 2☐ 3☐ 4☐ X | (5A) NUMBER OF STORIES OF OCCUPANCY: 2 | (6A) NUMBER OF BASEMENTS & CELLARS: 1 | (7A) PRESENT USE: Dwelling | (8A) BLDG. CODE OCCUP. CLASS: I | (9A) NO. OF DWELLING UNITS: 1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. 1H☐ 1☐ 2☐ 3☐ 4☐ X | (5) NUMBER OF STORIES OF OCCUPANCY: 2 | (6) NUMBER OF BASEMENTS & CELLARS: 1 | (7) PROPOSED USE: Dwelling | (8) BLDG. CODE OCCUP. CLASS: I | (9) NO. OF DWELLING UNITS: 1

(16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO X | (17) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO X | (21) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO X | (22) PLUMBING WORK TO BE PERFORMED? YES ☐ NO X

(23) GENERAL CONTRACTOR: Kingman Associates, 4214 California | ADDRESS | PHONE | CALIF. LICENSE NO. 3375

(26) OWNER – LESSEE (CROSS OUT ONE): W. Lloyd 247 Green St | ADDRESS | PHONE (FOR CONTACT BY BUREAU): 221-2331

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

Maintenance program to repair fungus damage at base of left wall bay. Area attached retaining only.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

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

Pursuant to Sec. 302.A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

APPROVED:

CONTACT INSPECTOR Pocatte AT START OF WORK 558-3851. THIS APPLICATION APPROVED WITHOUT FIELD INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPLICANT'S CERTIFICATION

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

I HEREBY CERTIFY THAT:

(1) THERE ARE 1 NUMBER OF KITCHENS AS DEFINED IN THE BUILDING AND HOUSING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO CONTAINED WITHIN THIS BUILDING.

(2) THE WORK CONTEMPLATED UNDER THIS PERMIT DOES NOT AFFECT ANY BEARING WALLS WITHIN THE STRUCTURE NOR DOES IT CONTEMPLATE THE REMOVAL OR REVISION OF ANY LOAD BEARING MEMBERS.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate Item (IV) or (V) or (VI) below, whichever is applicable. Check one of the following methods of compliance:

( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.

(X) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.

( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.

( ) IV. The cost of the work to be performed is $100 or less.

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

( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: Donald R. Kingman | Date: 8/16/82

CHECK APPROPRIATE BOX.

☐ OWNER ☐ ARCHITECT ☐ ENGINEER ☐ LESSEE (X) CONTRACTOR ☐ AGENT WITH POWER OF ATTORNEY ☐ ATTORNEY IN FACT

OFFICIAL COPY

SAN [redacted]

DEPARTMENT OF BUILDING INSPECTION

STANDARD STRUCTURAL PEST CONTROL INSPECTION REPORT

(WOOD-DESTROYING PESTS OR ORGANISMS)

This is an inspection report only - not a Notice of Completion.

ADDRESS OF PROPERTY INSPECTED BLDG. NO	STREET	CITY	DATE OF INSPECTION
2417	Green St.	San Francisco CO CODE 38/6625	8/9/82

Lingruen Associates
4214 California St.
San Francisco, CA 94118 Phone: 221-2331

Affix stamp here on Board copy only

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM.

FIRM LICENSE NO	CO REPORT NO (if any)	STAMP NO
3375	17719	755728J

Inspection Ordered by (Name and Address) Jec Hill & Co. - 2107 Union - SF Marcia Calivari

Report Sent to (Name and Address) same as above

Owner's Name and Address Jec Walter Lloyd - 2417 Green - SF

Name and Address of a Party in Interest

INSPECTED BY J. B. Twehous LICENSE NO 3141 Original Report ☒ xx Supplemental Report ☐ Number of Pages 1

CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW
S	Subterranean Termites		B	Beetles-Other Wood Pests		Z	Dampwood Termites		EM	Excessive Moisture Condition
K	Dry-Wood Termites		FG	Faulty Grade Levels		SL	Shower Leaks		IA	Inaccessible Areas
F	Fungus or Dry Rot		EC	Earth-wood Contacts		CD	Cellulose Debris	x	FI	Further Inspection Recom

SUBSTRUCTURE AREA (soil conditions, accessibility, etc.) basement - see 1 below

2. Was Stall Shower water tested? no Did floor coverings indicate leaks?

3. FOUNDATIONS (Type, Relation to Grade, etc.) see 1 below

4. PORCHES . . . STEPS . . . PATIOS not inspected

5. VENTILATION (Amount, Relation to Grade, etc.) not inspected

6. ABUTMENTS . . . Stucco walls, columns, arches, etc. not inspected

ATTIC SPACES (accessibility, insulation, etc.) not inspected

GARAGES (Type, accessibility, etc.) not inspected

OTHER none

DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram.)

General Description Two satyr single residence. This is a partial inspection report limited to a sectionof the left wall as requested by the owner and as detailed below. Inspection made by Xtermit and tag is posted in the front basement, 8/2/82. Our inspection tag posted in same location.

ITEM 1 SUBSTRUCTURE:

. Fungus damage exists to the outer edge of the mudsill in the twoareas indicated "A", (approximately sixteen lineal feet) and is apparently due to past wood soil contacts of the subarea soil. The soil is no longer in contact with the wood framing. We recommend replacing the damaged wood and chemically treating the area with a residual fungicide type chemical. It is our understanding that this is the same recommendation that was recommended by Xtermit.

We offer to perform the services as detailed above for a consideration of ------$390.00. The signing and returning of one of the enclosed copies will authorize us to proceed and will constitute an agreement to pay for the work upon issuance of a notice of completion.

AUTHORIZATION: Signature _____

Date _____

Signature _____

YOU ARE ENTITLED TO OBTAIN COPIES OF ALL REPORTS AND COMPLETION NOTICES ON THIS PROPERTY FILED WITH THE BOARD DURING THE PRECEDING TWO YEARS UPON PAYMENT OF A $2.00 SEARCH FEE TO STRUCTURAL PEST CONTROL BOARD, 1430 HOWE AVENUE, SACRAMENTO, CA. 95825.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONTACT DISTRICT INSPECTOR NOTED ON PERMIT FOR INSPECTION AT START OF WORK (TELEPHONE NO. ON PERMIT). IF APPLICATION IS APPROVED WITHOUT PLANS, APPROVAL OF THE BUILDING DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT CONFORMANCE WITH ALL APPLICABLE CODE.

FILMED

APPROVED
Dept. Public Works
JAN 13 1986
Franklin Few
ACTING SUPERINTENDENT, BUREAU OF BUILDING INSPECTION

SFRA ____ PCD ____ PARAPET ____ PAD-SIR ____ PAD-FD ____ PAD-ARC ____ HEALTH ____ DAIR ____ CPB ____ DCP ____ CNTR ____ CH-INSP ____ BE ____ BID-FP ____ BID-INSP ____ DIST ____ TIDF ☐ TITLE 24-2 YES ☐ NO ☐ EXTERIOR ☐

BLDG. FORM 3/8

JAN 13 1986
APPROVED FOR ISSUANCE

APPLICATION NUMBER 08600460

OSHA APPROVAL REQ'D ☐
OSHA APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ PRE-APPROVAL SITE INSPECTION REQUIRED
FORM 8 ☑ OVER-THE-COUNTER ISSUANCE
0 NUMBER OF PLAN SETS 1-1-87

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

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

OFFICE COPY

* DO NOT WRITE ABOVE THIS LINE *

DATE PUD	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	ASSESSOR'S LOT
1-13-86		2717 [illegible]	
PERMIT NO. 542190	ISSUED 1-13-86	(2A) ESTIMATED COST OF JOB 34,4[illegible]	(2B) REVISED COST BY DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS
5N	2	1	Single [illegible]	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS
5N	2	1	Same	R-3	1

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

(14) GENERAL CONTRACTOR: BD [illegible] ADDRESS: [illegible] PHONE: [illegible] CALIF. LIC. NO. [illegible] EXPIRATION DATE [illegible]

(15) OWNER - LESSEE (CROSS OUT ONE): [illegible] ADDRESS: [illegible] PHONE FOR CONTACT BY BUREAU: [illegible]

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION. REFERENCE TO PLANS IS NOT SUFFICIENT! 1. ☐ 2. ☐ 3. ☐

[illegible]

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES ☐ NO ☐
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT ____ FT
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES ☐ NO ☐
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA ____ SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☐
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☐
(23) ANY OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON PLOT PLAN? YES ☐ NO ☐
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☐

(25) ARCHITECT OR ENGINEER (DESIGN) ☐ (CONSTRUCTION) ☐ ADDRESS: [illegible] CALIF. CERTIFICATE NO.

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

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 383, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10); (11); (12); (13); (22); or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☑ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
(✓) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
( ) IV. The cost of the work to be performed is $100 or less.
( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature ____ Date ____

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

DATE
REASON

BUILDING INSPECTOR (BUR. OF BLDG. INSP.)
NOTIFIED MR.

APPROVED:
DATE:
REASON:

DEPARTMENT OF CITY PLANNING
NOTIFIED MR.

APPROVED
DATE
REASON

NOTIFIED MR.

APPROVED
DATE
REASON

NOTIFIED MR.

APPROVED
DATE
REASON

BUREAU OF ENGINEERING
NOTIFIED MR.

APPROVED
DATE
REASON

DEPARTMENT OF PUBLIC HEALTH
NOTIFIED MR.

APPROVED:
DATE:
REASON

NOTIFIED MR.

APPROVED
DATE
REASON

NOTIFIED MR.

APPROVED
DATE
REASON

NOTIFIED MR.

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

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED Dept. of Building Insp.

JUN 22 2007

ISAM HASENIN, P.E., C.B.O.
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

JUN 22 2007

APPLICATION NUMBER 2007.06.22.4914

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER:

No Vlous -42

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

WL 4-27-08 MSP

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

COPY

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
6/22/07		2417 GREEN STREET	0560/028
PERMIT NO. 1124163	ISSUED 6-22-2007	(2A) ESTIMATED COST OF JOB ~~$15,000~~	(2B) REVISED COST: $10,000 — BY: #2 DATE: 6/22/07

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
I NR	3	1	SINGLE FAMILY DWELLING	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
I NR	3	1	SINGLE FAMILY DWELLING	R3	1

27

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

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF LIC. NO	EXPIRATION DATE
ARTISTIC STRUCTURES	P.O. BOX 663 SONOMA	CA 707 939-9014		618340	10/31/08

(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	STRC#	PHONE (FOR CONTACT BY DEPT.)
EDWARD STROHBEHN	2417 GREEN STREET			c/o 415-760-9565

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

PARTIAL UNDERPINNING OF 2417 GREEN STREET FOUNDATION
DUE TO EXCAVATION AT 2415 GREEN STREET
(ref # 2007-0119-2056)

ADDITIONAL INFORMATION

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

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

(25) ARCHITECT OR ENGINEER (DESIGN ☒ CONSTRUCTION ☐)	ADDRESS	CALIF CERTIFICATE NO.
SURE ENGINEERS	640 BANCROFT AVE. SAN LEANDRO CA	52900

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

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☒ ENGINEER

APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

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

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

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

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

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

Carrier State Fund

Policy Number 1234-2003

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

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

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

Signature of Applicant or Agent

Date 6/22/07

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

REFER TO:

CONDITIONS AND STIPULATIONS

APPROVED: HZee HOWARD ZEE, DBI JUN 22 2007 — BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.	
☐ APPROVED: N/A HOWARD ZEE, DBI JUN 22 2007 — DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.	
☐ APPROVED: — BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.	
☐ APPROVED: — MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.	
☐ APPROVED: HZee HOWARD ZEE, DBI JUN 22 2007 — CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: REASON: NOTIFIED MR.	
☐ APPROVED: N/A HOWARD ZEE, DBI JUN 22 2007 — BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.	
☐ APPROVED: — DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.	
☐ APPROVED: — REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.	
☐ APPROVED: — HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.	

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED Dept. of Building Insp. JUL 06 2007

BLDG. FORM 3/8

APPROVED FOR ISSUANCE

APPLICATION NUMBER 2007.07.06.6100

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DIRECTOR OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

COPY

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
7/6/07		2417 GREEN ST	560/028
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST: $1.00 + HARBACK
1135404	7-6-07		BY: DATE: 7/6/07

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS
V NR	3	1	SINGLE FAMILY	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS
V NR	3	1	SINGLE FAMILY	R3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO ☒

(12) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒

(13) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

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

DR Tiffle Structures P.O. Box 663 Sonoma 618316 10/31/08

(15) OWNER / LESSEE (CROSS OUT ONE) — ADDRESS — ZIP — BTRC# — PHONE (FOR CONTACT BY DEPT.)

Howard Sir Uhrhan 2417 Green St 415-3932059

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

PARTIAL UNDERPINNING OF 2417 GREEN ST FOUNDATION DUE TO EXCAVATION AT 2415 GREEN ST.
ORIG PLANS DATED 6/8/07
REV'ED PLANS DATED 7/5/07

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES ☐ NO ☒

(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT.

(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES ☐ NO ☒

(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA: SQ. FT.

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒

(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒

(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES ☐ NO ☒

(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐) — ADDRESS — CALIF. CERTIFICATE NO.

Sure Engineers 640 Blanchard Oak St. San Leandro Ca SE 2900

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

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 8'0" to any wire containing more than 750 volts See Sec 385, California Penal Code.

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

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☑ ENGINEER

APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

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

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

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

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

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

Carrier: State Fund

Policy Number: 12134

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

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

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

Signature of Applicant or Agent — Date 7/6/07

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

REFER TO:

CONDITIONS AND STIPULATIONS

[redacted]

By JIMMY CHEUNG, DBI
JUL 06 2007
BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE:
REASON:
NOTIFIED MR.

APPROVED: N/A / MSP
DEPARTMENT OF CITY PLANNING
DATE:
REASON:
NOTIFIED MR.

APPROVED:
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
DATE:
REASON:
NOTIFIED MR.

APPROVED:
MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION
DATE:
REASON:
NOTIFIED MR.

APPROVED: [X]
By JIMMY CHEUNG, DBI
JUL 06 2007
CIVIL ENGINEER, DEPT. OF BLDG INSPECTION
DATE:
REASON:
NOTIFIED MR.

APPROVED: N/A / MSP
BUREAU OF ENGINEERING
DATE:
REASON:
NOTIFIED MR.

APPROVED:
DEPARTMENT OF PUBLIC HEALTH
DATE:
REASON:
NOTIFIED MR.

APPROVED:
REDEVELOPMENT AGENCY
DATE:
REASON:
NOTIFIED MR.

APPROVED:
HOUSING INSPECTION DIVISION
DATE:
REASON:
NOTIFIED MR.

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED
Dept of Building Insp
FEB 19 2009

DIRECTOR
DEPT OF BUILDING INSPECTION

APPROVED FOR ISSUANCE
FEB 19 2009

BLDG FORM 3/8

APPLICATION NUMBER
2009 02 19 2408

OSHA APPROVAL REQ'D ☐
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS 4/27/09

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

NOTICE VALID

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

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO	(1) STREET ADDRESS OF JOB	BLOCK & LOT
2-19-09		2417 GREEN ST	560-28

PERMIT NO	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST
1178590	FEB 19 2009	$1.00	100 BY DATE 2/19/09

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR	(5A) NO OF STORIES OF OCCUPANCY	(6A) NO OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP CLASS	(9A) NO OF DWELLING UNITS
5-W	3	1	SINGLE FAMILE HOME	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION (21)

(4) TYPE OF CONSTR	(5) NO OF STORIES OF OCCUPANCY	(6) NO OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP CLASS	(9) NO OF DWELLING UNITS
5-W	3	1	SINGLE FAMILE HOME	R-3	1

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

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF LIC NO	EXPIRATION DATE
ARTISTIC STRUCTURES INC	PO BOX 663			95476 #618316	4-10-10

(15) OWNER LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
MR & MRS MARK LAMPERT				

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

TO OBTAIN FINAL INSPECTION FOR WORK
APPROVED UNDER PA 2007 07 06 6100
ALL WORK HAS BEEN COMPLETED

ADDITIONAL INFORMATION

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

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

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☒)	ADDRESS	CALIF CERTIFICATE NO
ARTISTIC STRUCTURES INC	PO BOX 663 SONOMA	95476

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

IMPORTANT NOTICES

No change shall be made i the character of the occupancy o use witho t first obtai ing a B ldi g Permit authorizi g s ch cha ge See Sa Francisco B ldi g Code and Sa F ancl co Ho si g Code

No portion of buildi g structure o scaffold g used d rf g c nstruction to be clos the 60 to y wire containing more than 750 volts See Sec 385 Californi P nal Code

Pursuant to San Fra cisco Bu lding Code the bu lding permit shall be posted n the job The owner is responsible fo approved pla s a d application being k pt at buildi g site

Grade li es as shown o drawings accompanyi g this applicatio e assumed to be correct If actual g ade li ses are not the same as shown evised drawings showing correct grade l nes cuts and fills together with complete details of retaini g walls a d wall footings req l ed must be s bmitted to this department for app oval

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED

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

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

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

In dwellings all insulating materials must have a cle ra c of ot less than two i ches fr m all electrical wires or equipment

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☒ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

9003-03 (REV 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE The pe mittee(s) by acceptance of the permit ag ee(s) to i dem ify a d hold harmles the City and C ty of San F ciac from d against any and all cla m demands and action fo damages results g from operatio s de this permit egardless of ajligence of the City and Co nty of Sa Fra cisco and to ass me the defe se of the City a County of San F ancisco against ll ch claims demands o actions

I conformity with the provisions of Sectl 3800 of the Labor Code I the State of Californ a the pplicant hall have cove age nde (I) o (II) d alg ated below o shall indicate item (III) o (IV) (V) whichever i applicable If however item (V) is checked item (IV) must be checked as well Mark the appropriate method of complia ce below

I he eby affi m dar p alty of perjury one f the followi g decla ati

( ) I hav d will mai tai a certificate I consent to sell I s e for wo ker's compensatio as provided by Section 3700 of the Labo Code fo the performance the work for which this permit is issued

(X) II I have and will maintain workers compensation insurance as required by Section 3700 of the Labo Code for the performance of th work for which thi permit is issued My workers compe satio I surance carrie and policy number are

Carrier STATE FUND

Policy N mbe 713 00 12134

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

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

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

Sig at re of Applicant o Ag t — Date 2-19-09

OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSP

CONDITIONS AND STIPULATIONS

REFER TO APPROVED

Contact the district building inspector at the start of work call 558 6088 for plumbing inspection scheduling call 558 6030 or 6054 for electrical inspection scheduling call 558 6030 This application is approved without site inspection detailed plumbing or electrical plan review and does not constitute an approval of the building Work authorized must be done in strict accordance with all applicable codes Any electrical or plumbing work shall require appropriate separate permits

BUILDING INSPECTOR, DEPT OF BLDG INSP 2/19/09

DATE 2/19/09
REASON
NOTIFIED MR

☐	APPROVED DEPARTMENT OF CITY PLANNING	DATE REASON NOTIFIED MR
☐	APPROVED BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE REASON NOTIFIED MR
☐	APPROVED MECHANICAL ENGINEER DEPT OF BLDG INSPECTION	DATE REASON NOTIFIED MR
☐	APPROVED CIVIL ENGINEER, DEPT OF BLDG INSPECTION	DATE REASON NOTIFIED MR
☐	APPROVED BUREAU OF ENGINEERING	DATE REASON NOTIFIED MR
☐	APPROVED DEPARTMENT OF PUBLIC HEALTH	DATE REASON NOTIFIED MR
☐	APPROVED REDEVELOPMENT AGENCY	DATE REASON NOTIFIED MR
☐	APPROVED HOUSING INSPECTION DIVISION	DATE REASON NOTIFIED MR

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

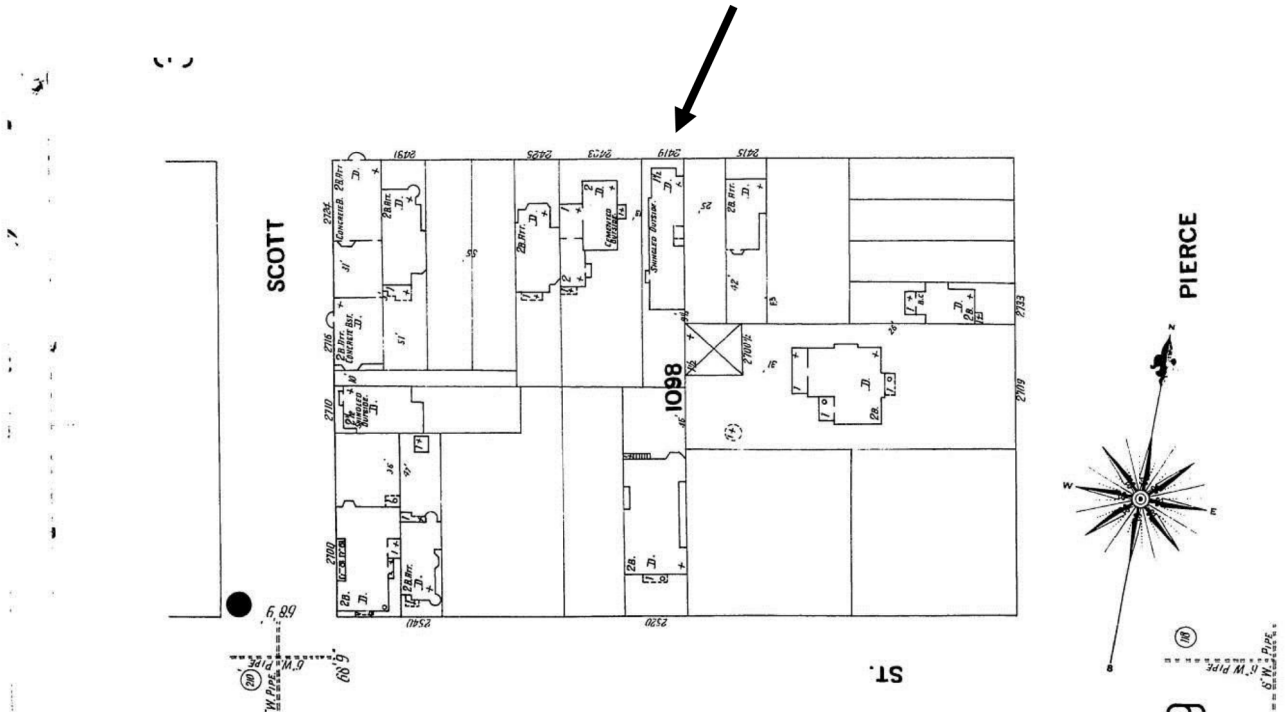
I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application and attached statements of conditions or stipulations, which are hereby made a part of this application

Number of attachments ☐

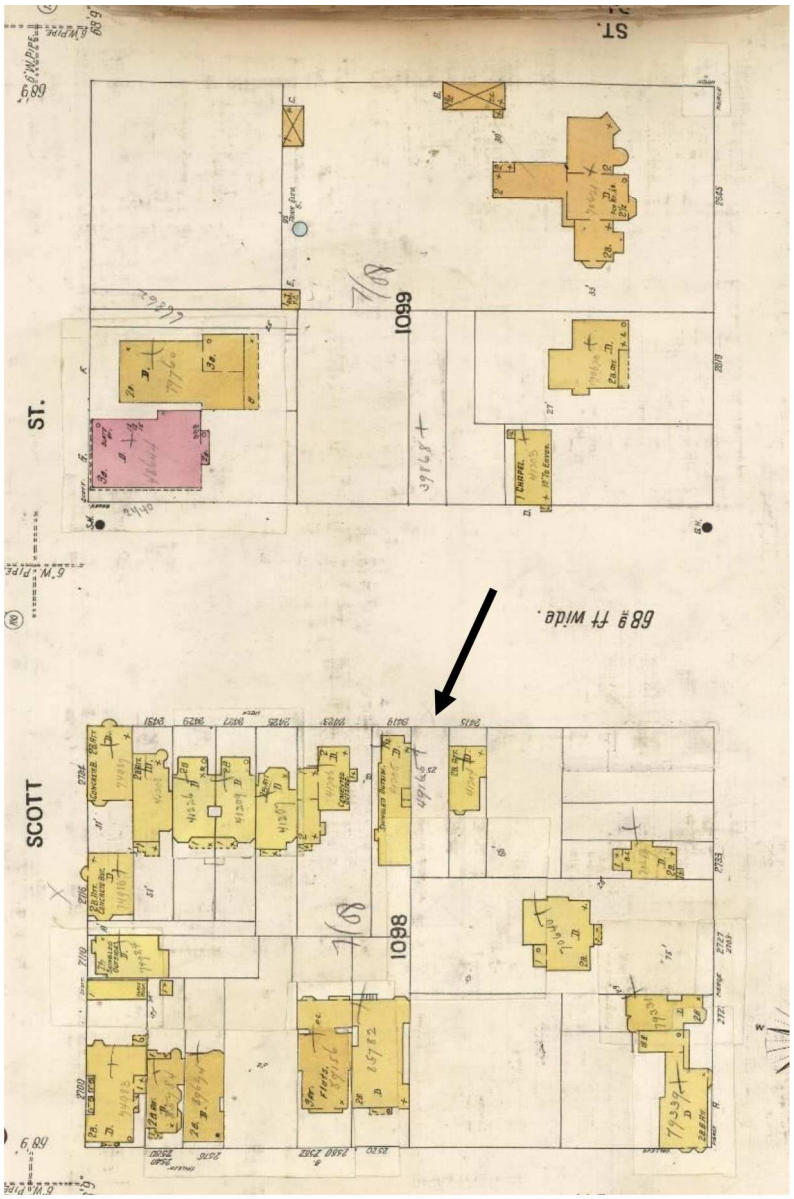
OWNER'S AUTHORIZED AGENT

OFFICE COPY

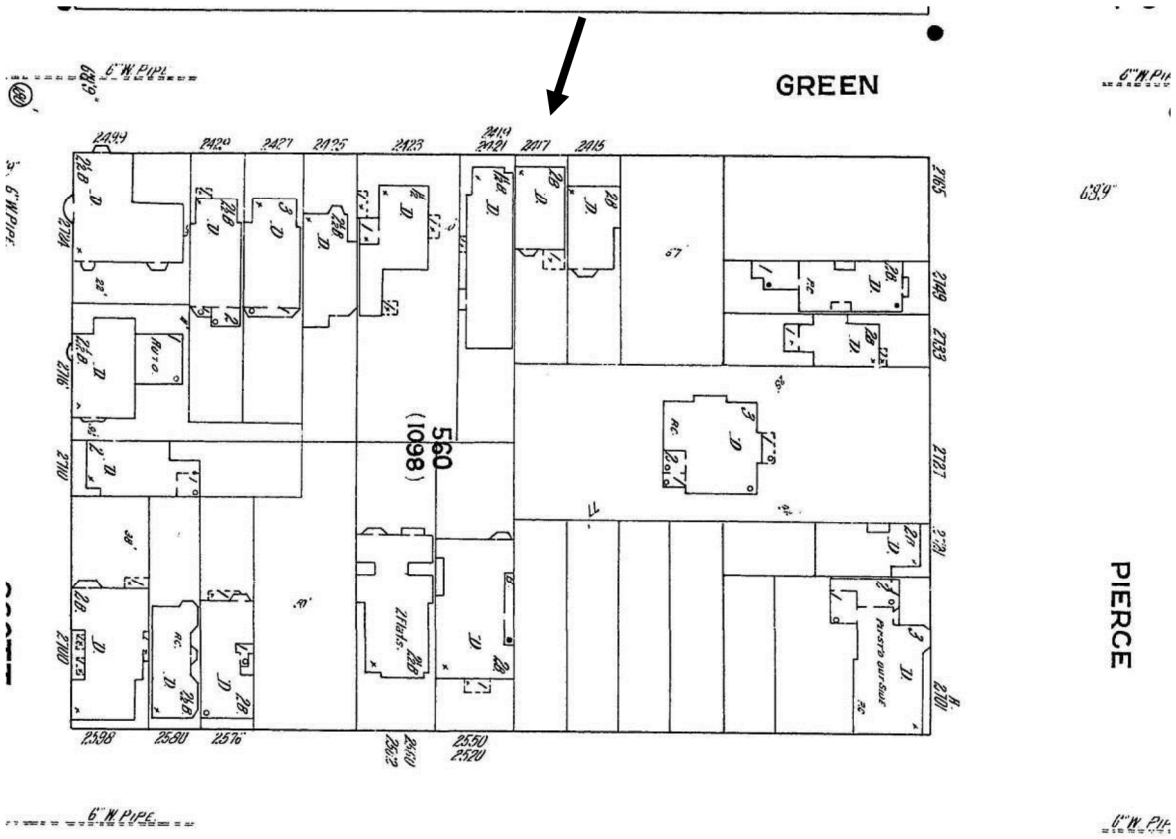
Sanborn Maps



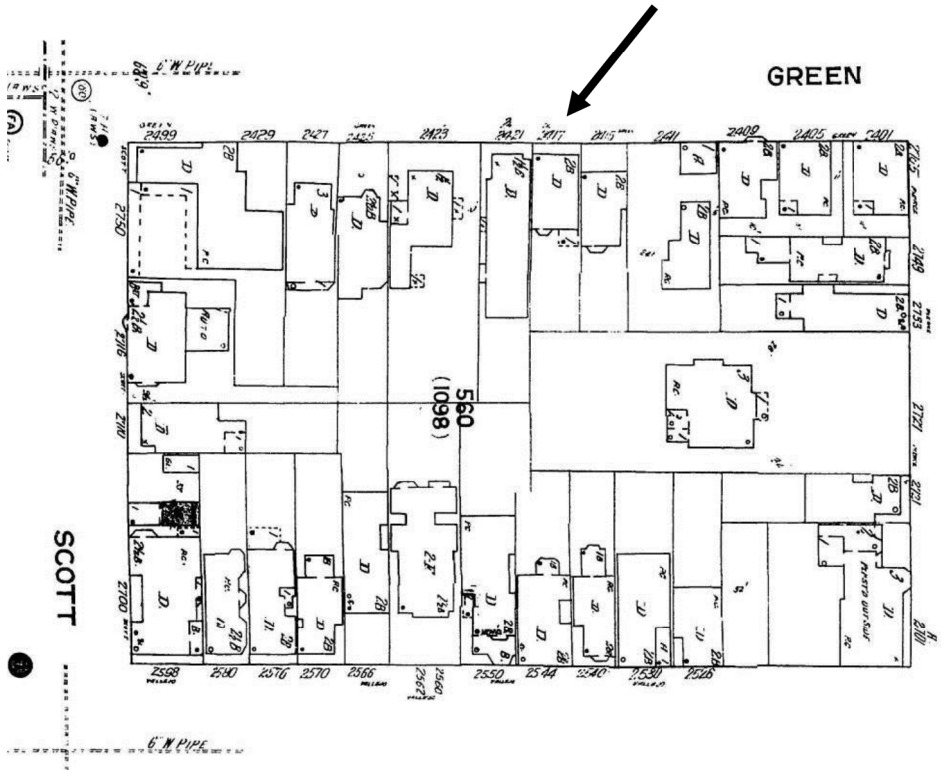
1899 Sanborn Map. Approximate location of subject building noted with arrow.



1899 Sanborn Map. Approximate location of subject building noted with arrow.



1914 Sanborn Map. Subject building noted with arrow.

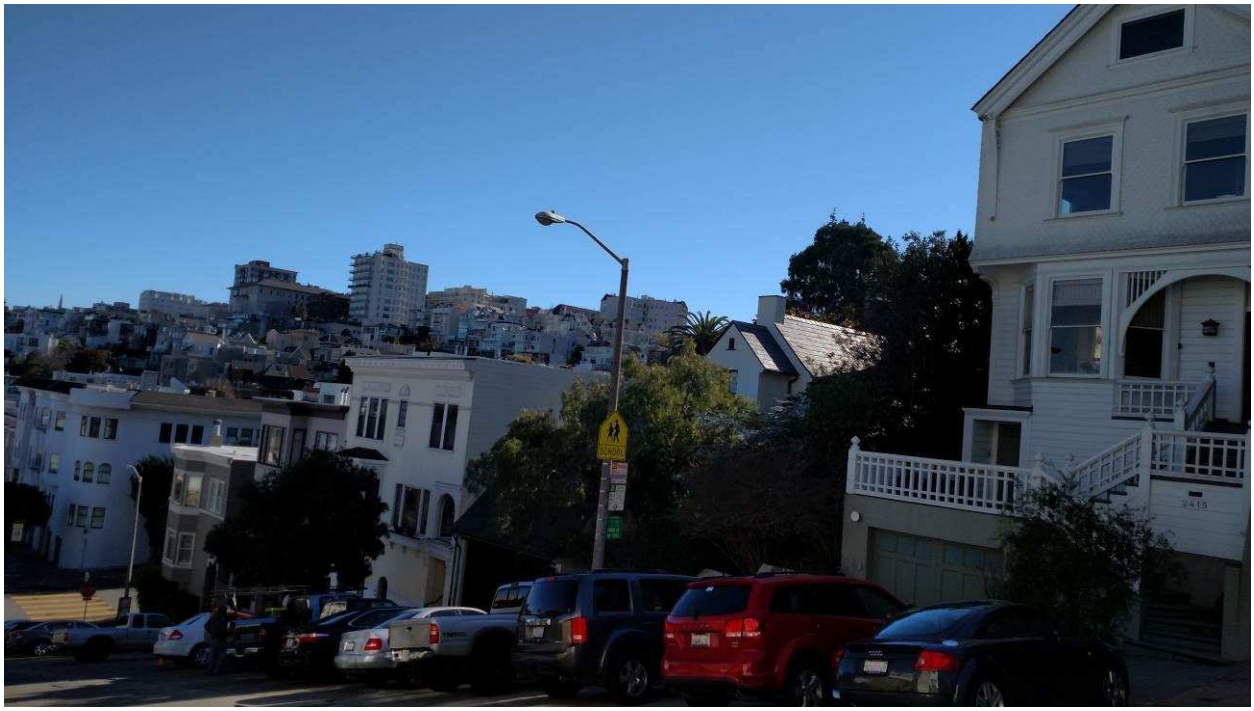


1950 Sanborn Map. Subject building noted with arrow.

1938 Harrison Ryker aerial photograph. Subject building noted with arrow.

Adjacent and Facing Properties

North Side of Green Street



South Side of Green Street

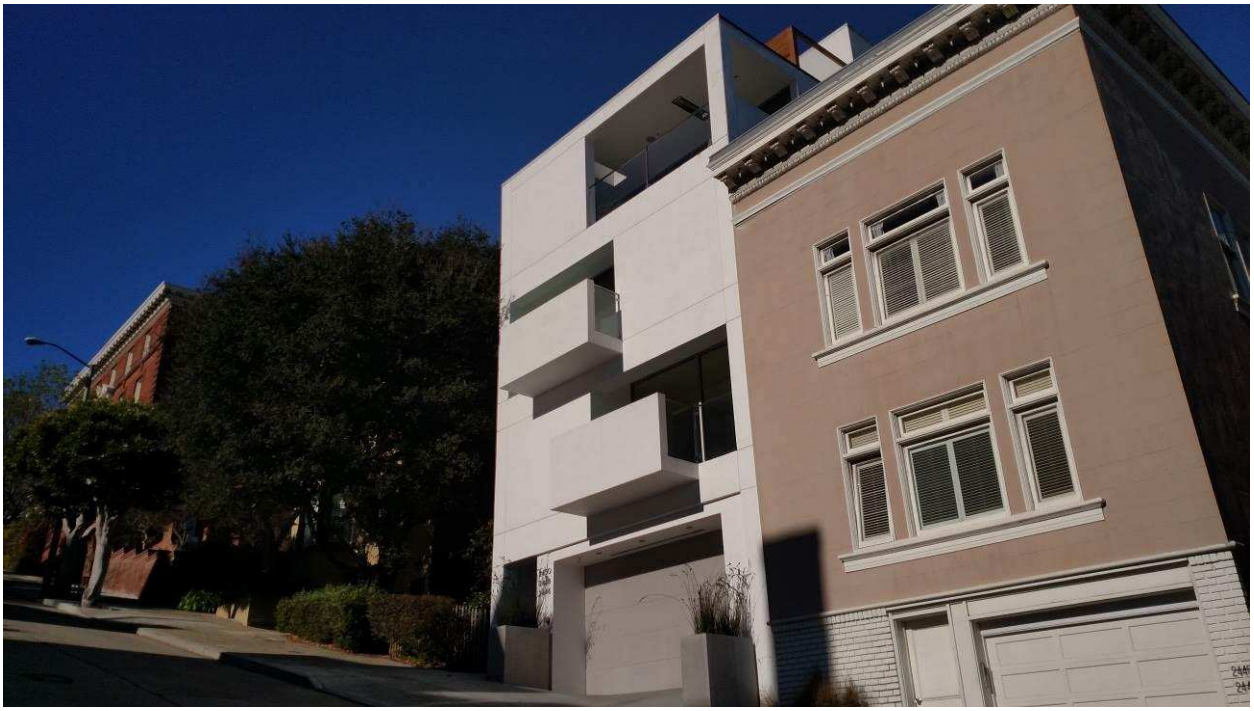


EXHIBIT 8

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY

EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

September 13, 2017

VIA EMAIL

Lawrence B. Karp, Architect Carol L. Karp, Architect AIA Karp Architects 100 Tres Mesas Orinda, CA 94563	Philip Kaufman 2421 Green Street San Francisco, CA 94123

Subject: Coxhead, Ernest, House
Nomination to the National Register of Historic Places
Second Request for Information (RFI_2)

Dear Mr. and Mrs. Karp:

Thank you for your revision of the **Ernest Coxhead House** nomination to the National Register of Historic Places. The property is clearly eligible for the National Register. Additional work is needed on the nomination to comply with the requirements of the National Park Service (NPS) in accordance with the instructions in *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* (Bulletin 15) and *National Register Bulletin 16A, How to Complete the National Register Form* (Bulletin 16A), available online at http://www.nps.gov/nr/publications/index.htm.

The revision does not address many of the requests and suggestions made in the first Request for Information letter of April 26, 2017, sent to Kathryn Shaffer, original preparer of the nomination. Some of the issues discussed in subsequent emails with Ms. Shaffer were also not sufficiently addressed in the revision.

Formatting issues in the nomination have been corrected. An annotated copy of the nomination accompanies this letter. As further revisions are made, return the nomination electronically as a Word document. No further hard copies are needed. Please leave the yellow highlighting in place and disregard any awkward page breaks. We will resolve those during the next review.

Be sure to preserve all section breaks, as this safeguards proper formatting, and correct section and page identification in the footer. If the nomination including images is too large for your email, you may send it surface mail on a disk or jump drive, or via a file sharing system provided no password or registration is required.

As indicated in Bulletin 16A,

> Certain conventions and terms are used for documenting National Register properties. Although there may be other ways to classify resources, describe functions or architectural influences, or state the significance of properties, the standardized terminology and approaches adopted by the National Register program ensure nationwide consistency of National Register records. They also make the data in the National Register Information System (NRIS) more useful.

1. Name of Property

Historic name

As previously advised, NPS does not use the term Residence. In the absence of documentation that definitively states Coxhead used the uppermost front room as a studio, it is appropriate to surmise or presume in the narrative as you have done. That presumption is not sufficient to include Studio in the property name. The historic name has been updated in Section 1 and the header to Coxhead, Ernest, House.

7. Description

Architectural Classification

Category and subcategory have been updated using National Register terminology and formatting. Shingle Style is a subcategory of Late Victorian.

Summary Paragraph

The information has been restated as a single paragraph focused on a summary of the physical description. Physical details have been moved to the subsequent narrative. Matters of history or significance have been moved to the Statement of Significance. Identify the Cotswold features.

Narrative Description

Portions of the narrative were relocated. Section 7 is the narrative description, focused on the physical aspects of the building, including its appearance and condition at the time of nomination. This narrative needs to be written by the nomination preparer, specifically for this section. For a property nominated in the area of Architecture, extensive citations from scholarly publications, particularly from several years ago, are more pertinent to the Section 8 Statement of Significance.

Review Bulletin 16A, particularly "Writing an Architectural Description" and "Guidelines for Describing Properties." Per Bulletin 16A, "Organize the information in a logical manner, for example, by describing a building from the foundation up and from the exterior to the interior." Additional information is needed for both the exterior and the interior.

Provide additional details regarding alterations, including dates. Expand on the integrity subsection to address all seven aspects.

See additional notes in the body of the nomination.

8. Statement of Significance
Period of Significance; Significant Dates
From Bulletin 16A,

> **Criterion C**: For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions.

The period of significance has been updated to 1893. Significant dates must be within the period of significance, so the significant date has also been updated to 1893.

Statement of Significance Summary Paragraph
As with the Section 7 Summary Paragraph, content has been restated as a single paragraph to summarize the property's significance, with details relocated to the subsequent narrative.

Narrative Statement of Significance
Citations from Section 7 were relocated as appropriate. Abbreviated notes were expanded into footnotes per *The Chicago Manual of Style*.

See additional notes in the body of the nomination.

9. Major Bibliographical References
Bibliography
Provide missing access dates for electronic sources as indicated.

Additional Documentation
Photo Log
As requested in the instructions, indicate direction of camera where highlighted.

Photos; Figures
The number of photographs and figures is inordinately high for a single house. Many of the images are similar, and some of the color figures reproduced from other sources are repetitive of the photographs. Photographs are required; figures are optional. As noted in the NPS Photo Policy Fact Sheet,

> The necessary number of photographic views depends on the size and complexity of the property. **Submit as many photographs as needed to depict**

> **the current condition and significant features of the property**. A few photographs may be sufficient to document a single building or object. Larger, more complex properties and historic districts will require a number of photos. Prints of historic photographs may supplement documentation and be particularly useful in illustrating changes that have occurred over time.

Based on the minimal alterations and retention of integrity as presented in Section 7, there is limited change to be illustrated.

Consider which photos and figures are most pertinent to the nomination. You are strongly encouraged to remove some of the others. Renumber photos and figures as necessary, updating narrative references and the Photo Key accordingly.

As indicated on the National Register Checklist for Submission http://ohp.parks.ca.gov/pages/1056/files/NRHP%20Checklist%20for%20Submission%202017.pdf, provide a single set of color prints, and the digital photo files in TIFF format.

The copyright statement has been removed. The document associated with the copyright was based in large part on research and documentation previously submitted by another author, and has been further edited by California State Office of Historic Preservation staff. Copyright statements are not part of the nomination form, and nominations are not normally copyrighted when submitted. Information about the National Register of Historic Places Program: Content and Copyright is available at https://www.nps.gov/nr/content_copyright.htm.

Sketch Map/Photo Key
Increase the font size for legibility. Only the number is necessary. For additional clarity, and to allow for a larger font size, the word "photo" and the "#" could be removed.

See additional notes in the body of the nomination.

Sample Nominations for Guidance
As previously recommended, past nominations presented to the State Historical Resources Commission are available for review as guides, on the Commission webpages at Actions (Taken) www.ohp.parks.ca.gov/actionstaken, and within 60 days of a meeting at Pending Nominations www.ohp.parks.ca.gov/pending.

The following five nominations were recommended as strong examples. In all cases, they are the result of several rounds of review and revision.

Actions Taken May 2017
Robert J. Dunn House
http://ohp.parks.ca.gov/pages/1067/files/CA_San%20Bernardino%20County_Robert%20J.%20Dunn%20House_Nom.pdf

Actions Taken July 2016
Hamrick House
http://ohp.parks.ca.gov/pages/1067/files/ca_riverside%20county_hamrick%20house.pdf

Walker House
http://ohp.parks.ca.gov/pages/1067/files/ca_monterey%20county_mrs.%20clinton%20walker%20house.pdf

Actions Taken January 2016
Dr. Franz Alexander ~~Residence~~ (listed as Dr. Franz Alexander House)
http://ohp.parks.ca.gov/pages/1067/files/ca_riverside%20county_franz%20alexander%20residence.pdf

Whifler House
http://ohp.parks.ca.gov/pages/1067/files/ca_san%20mateo%20county_william%20a%20whifler%20house.pdf

Next Steps
Take the time you need to answer these questions and revise the nomination accordingly. There are no deadlines. The review process will continue until we determine the nomination is ready for consideration by the State Historical Resources Commission. Thank you for your attention to these many details. If you have questions, contact me at amy.crain@parks.ca.gov.

Sincerely,

Amy H. Crain

Amy H. Crain
State Historian II

Enclosure

EXHIBIT 9

SAN FRANCISCO
PRESERVATION BULLETIN NO. 16

City and County of San Francisco Planning Department
CEQA Review Procedures for Historic Resources

The California Environmental Quality Act[1] and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties for purposes of CEQA as well as the preparation of Categorical Exemptions, Negative Declarations and Environmental Impact Reports (see Appendix A for pertinent sections of the law). This section defines in general terms what types of property would be considered an "historical resource;" such a resource may include historic buildings, structures, districts, objects or sites. The table below categorizes properties by their particular listing in historic registers and surveys that pertain to the City and County of San Francisco. Continuing consultation by Major Environmental Analysis (MEA) staff with the Planning Department's Preservation Coordinator and the Neighborhood Planning Team's Preservation Technical Specialists during the entire planning and environmental review process is vital.

"Cultural Resources" in the CEQA Checklist include historical, architectural, archeological and paleontological elements as defined resources. These procedures, however, deal only with the historical structures, sites and architectural elements under environmental review and do not address archeological or paleontological resources. It should be noted that if a property is determined not to be an historical resource using Step 1 of this guidance, an environmental evaluation and documentation based on other aspects of the proposed project that have the potential for significant impacts to the environment, such as transportation or air quality, may still be required.

For the purposes of these procedures the term "historical resource" is used when the property meets the terms of the definitions in Section 21084.1 of the CEQA Statute and Section 15064.5 of the CEQA Guidelines. "Historical Resources" include properties listed in or formally determined eligible for listing in the California Register of Historical Resources, or listed in an adopted local historic register. The term "local historic register" or "local register of historical resources" means a list of resources that are officially designated or recognized as historically significant by a local government pursuant to resolution or ordinance. "Historical Resources" also includes resources identified as significant in an historical resource survey meeting certain criteria. Additionally, properties, which are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered "historical resources." **The Planning Department will consider any information submitted by members of the public, or analysis by Planning Department experts, when determining whether an otherwise unlisted property may be an historical resource.**

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[1] The California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21178) is the foundation of environmental policy and law in the state of California. It encourages the protection of all aspects of the environment (including historic resources - Section 21084.1) by requiring agencies to prepare informational documents on the environmental effects of a proposed action before carrying out any discretionary activities.

Under CEQA, evaluation of the potential for proposed projects to impact "historical resources" is a two-step process: the first is to determine whether the property is an "historical resource" as defined in Section 15064.5(a)(3) of CEQA; and, if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

STEP 1 – Is the Property an "Historical Resource" Under CEQA?

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historical resource" as defined in the CEQA Statutes and Guidelines. The table below gives direction for making this determination and is divided into three major categories based on their evaluation and inclusion of specified registers or surveys:

Category A – Historical Resources

Category A.1 - Resources listed on or formally determined to be eligible for the California Register. These properties will be evaluated as historical resources for purposes of CEQA. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA. See page 3 for further discussion.

Category A.2 – Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register. These properties will be evaluated as historical resources for purposes of CEQA. Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake or that the property has been destroyed, this may also be considered a "preponderance of the evidence that the property is not an historical resource.[2] See page 4 for further discussion.

Category B - Properties Requiring Further Consultation and Review. Properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA. See page 5 for further discussion.

[2] For those A.2 resources which are not on an adopted local register or survey, the "preponderance of the evidence" must consist of evidence that the property (1) no longer possesses those qualities which might have made it eligible for the California Register, or (2) additional information shows that the property could never meet the California Register's criteria, or (3) and error in professional judgment shows that the property could not meet the California Register Criteria.

Category C - Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical Resource. Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information indicating that the property qualifies as an historical resource. See page 7 for further discussion.

A property may be listed in more than one register or survey and may be included in more than one of the "historical resource" categories in the table below. For purposes of determining the property's treatment as a potential "historical resource," the property's highest category ranking shall prevail (with Category A being the highest and Category C being the lowest).

Category A – Historical Resources	
Category A.1 – Resources listed on or formally eligible for the California Register[3] [4]	
National Register of Historic Places (NRSC 1 or 2)	Either listed or formally determined eligible for listing in the National Register of Historic Places (National Register). These structures would appear in a list from the California Historic Resources Inventory System (CHRIS) database as having a National Register Status Code (NRSC) of 1 or 2, and are therefore automatically listed in the California Register. Interiors of National Register properties with a NRSC of 1 and 2 are "historical resources" if the nomination form calls out the interior as a character-defining feature of the resource. All National Historic Landmarks are listed in the National Register.
California Register of Historical Resources[5]	By definition anything listed in the California Register of Historical Resources (California Register) or formally determined eligible for listing in the California Register is an "historical resource" for purposes of CEQA. Interiors of California Register properties are "historical resources" if the nomination form calls out the interior as a character-defining feature of the resource. Note: All properties on the California Register are listed in the CHRIS database maintained by the Office of Historic Preservation (OHP).
Dogpatch Survey (NRSC 1 or 2)	All resources listed in this survey with NRSC of 1 or 2 are separately designated as such in the California Register and are "historical resources."
Central Waterfront Survey	All resources listed in this survey with NRSC of 1 or 2 are separately designated as such in the California Register and are "historical

[3] See definition of Category A.1 above.

[4] Effective August 2003, in order to simplify and clarify the identification, evaluation, and understanding of California's historic resources and better promote their recognition and preservation, the (former) National Register status codes were revised to reflect the application of California Register and local criteria and the name was changed to "California Historical Resource Status Codes."

[5] The California Register automatically includes California Historic Landmarks number 770 and higher, and all properties formally listed in, or determined eligible for listing in the National Register of Historic Places (NRSC of 1 or 2). The California Register may also include Points of Historic Interest that have been reviewed and recommended for listing by the California Historical Resources Commission, as well as other individual resources, districts, etc. that are nominated and determined to be significant by the California Historical Resources Commission. Records of San Francisco resources on the National and California Resisters are kept in the CHRIS database at the Northwest Information Center at Sonoma State University (707) 664-2494.

(NRSC 1 or 2)	resources."
North Beach Survey (NRSC 1 or 2)	This survey was approved by Board of Supervisors in August 1999 by Resolution No. 772-99. It is, therefore, an adopted local register under CEQA.

Category A.2 – Adopted local registers, and properties that have been determined to appear eligible, or which may become eligible for the California Register[6]	
National Register of Historic Places (NRSC 3, 4, or 5)	Properties listed in the CHRIS database as having an NRSC of 3 – "Appears eligible," 4 – "May become eligible for listing in the National Register"[7] or 5 – not eligible for the National Register but of "local interest" are presumed to be "historical resources."
California Register of Historical Resources[8]	Properties rated with a California Historical Resource Status Code (CHRSC) of 3 or 5 are presumed "historical resources." As of August 15, 2003, the OHP has reclassified NRSC 4s as CHRSC 7Ns or 7N1s. Therefore, NRSC 4s, which predate this change, are presumed "historical resources."
Article 10 of the Planning Code	Article 10 contains an adopted local register of historic resources. Individual landmarks and designated historic districts are identified as significant and are presumed to be "historical resources." In historic districts, properties with ratings of Contributory and Contributory - Altered are also presumed to be historic resources. Properties designated as non-contributory and non-compatible are not of themselves presumed to be historic resources. Any construction within an historic district will be evaluated to determine its effect on the historic district as the "historical resource." Interiors of Article 10 buildings are also "historical resources" if the designating ordinance identifies the interior as a feature that should be preserved.
Article 11 of the Planning Code (Category I, II, III and IV Buildings)	Article 11 contains an adopted local register of historic resources in the C-3 (Downtown) district. Under Article 11, Category I and II Buildings are buildings that are "judged to be Buildings of Individual Importance" Category III and IV buildings are called out as "Contributory Buildings," both are presumed to be "historical resources." Article 11 contains designated conservation districts, which are also presumed significant. Any construction within a conservation district will be evaluated to determine its effect on the district as the "historical resource." Interiors of Article 11 buildings are also "historical resources" if the designating ordinance calls out the interior as a feature that should be preserved.

[6] See definition of Category A.2 on page 2.

[7] As of August 15, 2003, the OHP has reclassified NRSC 4s as CHRSC 7Ns or 7N1s. Therefore, NRSC 4s, which predate this change, are presumed "historical resources."

[8] See Footnote 2.

Here Today	The findings of this survey were adopted by the Board of Supervisors on May 11, 1970; Resolution No. 268-70. It is, therefore, an adopted local register under CEQA. (Note: this designation covers the text and appendix of the book *Here Today* as selected from the full survey).
Dogpatch Survey (NRSC 3, 4 or 5)	This survey was endorsed by the Planning Commission on December 13, 2001 by Motion No. 16300. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4[9] or 5 are presumed to be "historical resources."
Central Waterfront Survey (NRSC 3, 4 or 5)	This survey was endorsed by the Planning Commission on June 13, 2002 by Motion No. 16431. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4[10] or 5 are presumed to be "historical resources."
North Beach Survey (NRSC 3, 4, or 5)	This survey was approved by Board of Supervisors in August 1999 by Resolution No. 772-99. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4[11] or 5 are presumed to be "historical resources."

Category B – Properties Requiring Further Consultation and Review[12]	
National Register (NRSC 7) and California Register (CHRSC 7)	Buildings that are listed in the CHRIS database as having a NRSC/CHRSC of 7 – "Not evaluated" or which have a temporary designation NRSC/CHRSC of 7 while waiting for evaluation from the State Office of Historic Preservation will need additional investigation to determine what the underlying information/evidence is regarding its historic status.
General Plan-referenced Buildings	Properties identified as having historic status in the General Plan could be considered as "historical resources" because elements of the General Plan are considered "local registers of historical resources." Note: each Area Plan within General Plan has varying degrees of information regarding historic resources. Additional consultation will be required; additional research may be needed.
Structures of Merit	Created by Section 1011 of the Planning Code, Structures of Merit must have Planning Commission approval. These properties are recognized structures of historical, architectural or aesthetic merit, which have <u>not</u> been designated as landmarks and are <u>not</u> situated in designated historic districts. Additional consultation will be required; additional information may be needed.

[9] See Footnote 6.

[10] Ibid.

[11] Ibid.

[12] See definition of Category B on page 2.

1976 Architectural Survey	The properties marked "AS" in the block books and in the Parcel Information Database system were assessed for architectural merit but other elements of historic significance might not have been considered. An "AS" rating is an indication that the Department has additional information on the building but not that the building is an "historical resource" under CEQA. Additional research will be required to determine whether a property identified solely as "AS" qualifies as an "historical resource."
San Francisco Architectural Heritage Surveys[13]	San Francisco Architectural Heritage (Heritage) has completed a number of surveys in selected areas of the City. These surveys provide informational materials but do not qualify as adopted local registers for purposes of CEQA. Additional research may be required to determine whether properties included in Heritage surveys qualify as "historical resources." Note: many of the properties surveyed and rated by Heritage appear in other surveys and inventories, and may be considered by CEQA as "historical resources" on the basis of those other evaluations.
Properties More than 50 Years Old Proposed for Demolition or Major Alteration[14] [15]	Properties more than 50 years of age and proposed for demolition or major alteration will have additional information requested. The additional research will be required to determine whether they meet the California Register criteria and qualify as "historical resources" for the purposes of CEQA.
Unreinforced Masonry Buildings (UMB) Survey	This survey is a compilation of previous studies with new information provided on specific properties. The determination of whether the property is an "historical resource" needs to be made from original source material and/or listings and surveys.
1968 Junior League Survey (*used as the basis of Here Today book*)	Not all buildings surveyed in 1968 were selected to be included in the book *Here Today*; however, their survey forms can be reviewed at the San Francisco Main Public Library and need to be evaluated.
Informational Surveys	Over the years, the Planning Department and other groups interested in historic preservation have conducted a number of surveys (studies and/or inventories). These surveys, listed in Appendix D, have not been formally adopted or endorsed, but are another valuable source of information when determining if a property could be an "historical resource" under CEQA.

[13] This category includes the Heritage rating "D – Of Minor /No Importance," and the initial research needs to ascertain if the property is in the "no importance" segment; these may very well not be historical resources under CEQA.

[14] If the proposed project includes a demolition in this category, a request for information will be sent to the project sponsor and the response will be evaluated by the quadrant's technical preservation specialist.

[15] These CEQA review procedures have adopted the definition of "demolition" contained in Planning Code Section 1005(f) and the definition of "major alteration" contained in Planning Code Section 1111.1.

California Register (CHRSC 6)	Buildings having a NRSC/CHRSC of 6 that were surveyed before the year 2000.
Article 11 (Category V)	In Article 11, buildings that are "Category V - Unrated," i.e., not designated as either Significant (Category I and II) or Contributory (Category III and IV)."
Category C – Properties Determined Not To Be Historical Resources/ Properties For Which The City Has No Information Indicating That The Property is an Historical Resource[16]	
National Register (NRSC 6) and California Register (CHRSC 6) properties that were surveyed after year 2000	Buildings that are listed in the CHRIS database having a NRSC/CHRSC of 6 - "Determined ineligible" for the National Register would need credible evidence/research presented by a qualified expert to be considered "historical resources."

Summary of Table

Therefore, in looking at the table above:

Category A.1 – Properties will be evaluated as historical resources. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA.

A property listed on the California Register of Historic Resources can be removed from the California Register. The State Historical Resources Commission is empowered to remove from the California Register a resource that through demolition, alteration, or loss of integrity has lost its historic qualities or potential to yield information, or that new information or analysis shows was not eligible for the California Register at the time of its listing.

A property listed on the National Register of Historic Places can be removed from the National Register. The Keeper of the National Register is empowered to remove from the Register a resource that has ceased to meet the criteria for listing on the National Register through the loss or destruction of its historic qualities, that has been shown through additional information not to meet National Register criteria for listing, that has been shown to have been listed due to an error in professional judgment, or that has been shown to have been listed after the commission of prejudicial error in the nomination or listing process.[17]

Category A.2 – Properties will be evaluated as historical resources. The A.2 category is primarily composed of properties that are listed in a local register of historical resources, as defined by Public Resources Code Section 5020.1(k), or identified as significant (status codes 1-5)

[16] See the definition of Category C on page 2.

[17] Those wishing to have a property removed from the California or National Register should contact the State Office of Historic Preservation for more information on how this may be done.

in an historical resource survey meeting the requirements of Public Resources Code Section 5024.1(g). Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake, or that property has been destroyed, this may also be considered a "preponderance of the evidence" that the property is not an historical resource.[18]

Category B – After further review those properties deemed significant pursuant to the criteria in Public Resources Code Section 5024.1 will be evaluated as historical resources. MEA will request that the Neighborhood Planning Team's Preservation Technical Specialists review each property in this category to determine if the property could be deemed significant pursuant to the criteria provided in Public Resources Code Section 5024.1(c). [See attached copies of statute and its accompanying California Regulation, Title 14, Section 4852.]

Category C – Absent additional information provided to the City, as discussed below, that a property is significant pursuant to the criteria in Public Resources Code Section 5024.1, properties in this category will not be evaluated as historical resources.

The Planning Department, particularly if a property falls in Category B above, may request additional information to assist in the determination whether that property is an historical resource for purposes of CEQA and/or to aid in the evaluation of the effects a proposed project may have on an historical resource. A *Supplemental Information Form* asking for information such as previous owners, original architect and construction history may be sent to the project sponsor. See Appendix B for a copy of the form and the guidance "How to Document a Building." In some cases, the project sponsor will be required, as a part of the environmental process, to have an *Historical Resource Evaluation Report* prepared by a qualified professional of architectural history (or a closely related field such as historic preservation) after Planning Department approval of a scope of work for the proposed project. (See Appendix C for further information on the requirements and process for these reports.)

Context Statements

There are a number of historical context statements that have been adopted by the Landmarks Preservation Advisory Board that are not "adopted local registers," but can be a valuable informational source when determining whether a property is an "historical resource" under CEQA. If there is such a statement for the property type or area in which the proposed project is located, the environmental planner should refer to the context statement for additional historic information.

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[18] For those A.2 resources which are not on an adopted local register or survey, the "preponderance of the evidence" must consist of evidence that the property (1) no longer possesses those qualities which might have made it eligible for the California Register, or (2) additional information shows that the property could never meet the California Register's criteria, or (3) an error in professional judgment shows that the property could not meet the California Register criteria.

Additional Information
As noted on page 1, the Planning Department as a part of the environmental review process or at any other time, will accept any additional substantiated information that may be provided by interested parties about the eligibility of a property to be identified as an "historical resource" under CEQA, i.e., information regarding to property's ability to meet the criteria for listing in the California Register. For Category A.1, the property would have to be "delisted" from the National Register or the California Register before MEA would consider the property not to be an "historical resource." For properties in Category A.2, the information would have to show by "a preponderance of the evidence" that the presumed historical resource should not be considered as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and incontrovertible evidence of an error in professional judgment, of a clear mistake, or that property has been destroyed, this may also be considered a "preponderance of the evidence" that the property is not an historical resource.

If submitted information, after review by the Planning Department's Preservation Technical Specialist, is deemed sufficient, the property may be reevaluated as an "historical resource." The Preservation Technical Specialist shall use the MEA Summary Sheet for *Historical Resource Evaluation* when completing the reevaluation process. A property may be considered "historically significant," and therefore an "historical resource," if it meets the criteria for listing in the California Register of Historical Resources, pursuant to 15064.5(a)(3) of the CEQA guidelines.

Interested parties who are providing historical information should submit such information to the Planning Department – the MEA environmental planner or Environmental Review Officer if there is an on-going environmental application or the Preservation Coordinator if there is no current application. In any cases where there are differing opinions as to whether or not a property is an "historical resource," for purposes of CEQA, the Planning Department will evaluate the evidence before it and shall make the final determination based upon such evaluation of evidence.

STEP 2 – Will the Project have a Substantial Adverse Change? (What Type of Environmental Document?)

After determining that a property is an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of an historical resource. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.

If the resource has not been listed on any register or survey but nonetheless is found to be an historical resource, the City shall determine whether a proposed project materially impairs those physical characteristics that convey the resource's historical significance for the purposes of CEQA. Once this determination has been made, the type of environmental documentation needed for the proposed project can be determined. The environmental planner in consultation with the preservation technical specialists will determine whether the project, as defined by the project sponsor, causes a substantial adverse change in the significance of the historical resource.

It should be noted that projects involving new construction in an "Historical District," the major alteration or the demolition and replacement of a property that is *not* an historical resource but is located within an historic district will require evaluation under CEQA to determine if the project could have a substantial adverse change on the significance of the overall historic district.

A proposed project on an historical resource will be evaluated to determine if it qualifies for a categorical exemption under Class 31 (CEQA Guidelines Section 15331), if the project requires the preparation of a Negative Declaration or a Mitigated Negative Declaration, or requires the completion of an Environmental Impact Report. Normally, a project will qualify for a categorical exemption if the change or alternation is minor and if the implementation of the alteration will meet the Secretary of the Interior's Standards for rehabilitation of historic structures.

In order to qualify for a Class 31 exemption, the proposed work must be (1) limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of an historical resource and (2) consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties as set forth in CEQA Guidelines Section 15331. If the proposed project consists of other kind of work on or alteration to an historical resource, including an addition, it may still qualify for another categorical exemption as long as it is demonstrated that there is no substantial adverse change to the historical resource. If the proposed project does not qualify for a categorical exemption, a negative declaration (or mitigated negative declaration) will be prepared as long as it can be shown that there is no substantial adverse change to an historical resource, or that any changes can be mitigated. CEQA Guidelines Section 15064.5(b)(3) considers any adverse impacts to be mitigated if the project follows the Secretary of the Interior's Standards for the Treatment of Historic Properties. Finally, an EIR will be prepared if it cannot be demonstrated with certainty that there will be no substantial adverse change to the historical resource.

For example, an historical resource on the California Register of Historic Places will be evaluated to determine if the proposed project will demolish, destroy, relocate or alter those physical characteristics which convey the resource's historical significance and which justify its inclusion in the California Register of Historic Places. If the proposed project will not create a substantial adverse change, a categorical exemption or a negative declaration will be appropriate. If the proposed project will cause a substantial adverse change, the City must determine if this impact can or cannot be mitigated. If it can be mitigated, a mitigated negative declaration is appropriate. If it cannot be mitigated, an Environmental Impact Report must be prepared. In making a determination regarding the form of environmental documentation, the environmental planner will keep in mind that the effects of the environmental factors of the proposed project other than historical may also

determine if an EIR, a Negative Declaration or a Categorical Exemption is the appropriate environmental document.

It should be noted that as a general rule, a significant impact is considered mitigated if the property follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) Weeks and Grimmer; and the Department's Residential Design Guidelines, which contain an illustrated section, *Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit*. Additional mitigation measures may be appropriate for a particular project and will be considered.

All formal evaluation and determination requests from MEA staff members to the Preservation Technical Specialists needs to be logged in by the MEA staff and sent to the Preservation Coordinator. The Preservation Coordinator will track the progress of requests for historic determinations or evaluations. Day-to-day project review and consultation between MEA staff and the Preservation Technical Specialists does not need to be routed through the Preservation Coordinator.

NOTIFICATION

Before Environmental Document is Prepared

When MEA is sending out a "Notification of a Project Receiving Environmental Review" (i.e., a Neighborhood Notice, which is sent if a Class 32 Categorical Exemption or Negative Declaration is being prepared) or a "Notice that an EIR is Required" regarding a proposed project that includes demolition or reconstruction to an existing structure that is included in Categories A.1, A.2, or B areas, the notice should be sent to the individuals and groups on the "Historic Preservation Interested Parties" list and those who have requested notice by a Block Book Notation.[19] Historic Preservation Interested Parties list will be kept current and parties will be added or deleted at their request.

After Determination of Exclusions and Categorical Exemptions

For those projects that are excluded or categorically exempt from CEQA, Chapter 31 of the City's Administrative Code (Section 31.08 (f)) requires notice to the public of "all such determinations involving the following types of projects:

[19] Groups or individuals interested in specific properties may receive project notices by requesting a Block Book Notation from the Planning Department. This notation will provide for the sending of notices on all permit and environmental review applications for a specific lot or group of lots. There is a nominal fee for this service. For an additional charge per lot, notice can be provided for permits on all lots of an assessor's block.

(1) any "historical resources" as defined in CEQA, including without limitation, any buildings and sites listed individually or located within districts listed:

(i) in Planning Code Articles 10 or 11,

(ii) in City-recognized historical surveys,

(iii) on the California Register, or

(iv) on the National Register of Historic Places;

(2) any Class 31 categorical exemption (Section 15331, CEQA Guidelines);

(3) any demolition of an existing structure; or,

(4) any Class 32 categorical exemption (Section 15332, CEQA Guidelines)."

This notice is provided by posting in the offices of the Planning Department (at the Planning Information Center counter, 1660 Mission Street) and by regular mail to any individuals or organizations that have previously requested such notice in writing following such determination.

APPENDIX A

Relevant Statutes and Regulations

CEQA Statute

§21084.1. Historical resource; substantial adverse change

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.[20]

CEQA Guidelines

§15064.5. Determining the Significance of Impacts to Archeological and Historical Resources

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a

[20] State of California "Public Resources Code" Sections 21000 – 21178; the California Environmental Quality Act (as amended January 1, 2004).

resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for*

Rehabilitating Historic Buildings (1995), Weeks and Grimmer shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

(5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.

(c) CEQA applies to effects on archaeological sites.

(1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).

(2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

(3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

(4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. Action implementing such an agreement is exempt from:

(1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).

(2) The requirements of CEQA and the Coastal Act.

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

Note: Authority: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21083.2, 21084, and 21084.1, Public Resources Code; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 490.

Discussion: This section establishes rules for the analysis of historical resources, including archaeological resources, in order to determine whether a project may have a substantial adverse

effect on the significance of the resource. This incorporates provisions previously contained in Appendix K of the Guidelines. Subsection (a) relies upon the holding in League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland (1997) 52 Cal.App.4th 896 to describe the relative significance of resources which are listed in the California Register of Historical Resources, listed in a local register or survey or eligible for listing, or that may be considered locally significant despite not being listed or eligible for listing. Subsection (b) describes those actions which have substantial adverse effects. Subsection (c) describes the relationship between historical resources and archaeological resources, as well as limits on the cost of mitigating impacts on unique archaeological resources. Subsections (d) and (e) discuss the protocol to be followed if Native American or other human remains are discovered.

From: California Code of Regulations, Title 14, Chapter 3; Guidelines for California Environmental Quality Act.

Public Resources Code Sections 5020.1 and 5024.1

5020.1. As used in this article:

(a) "California Register" means the California Register of Historical Resources.

(b) "Certified local government" means a local government that has been certified by the National Park Service to carry out the purposes of the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470 et seq.) as amended, pursuant to Section 101(c) of that act and the regulations adopted under the act which are set forth in Part 61 (commencing with Section 61.1) of Title 36 of the Code of Federal Regulations.

(c) "Commission" means the State Historical Resources Commission.

(d) "Department" means the Department of Parks and Recreation.

(e) "Director" means the Director of Parks and Recreation.

(f) "DPR Form 523" means the Department of Parks and Recreation Historic Resources Inventory Form.

(g) "Folklife" means traditional expressive culture shared within familial, ethnic, occupational, or regional groups and includes, but is not limited to, technical skill, language, music, oral history, ritual, pageantry, and handicraft traditions which are learned orally, by imitation, or in performance, and are generally maintained without benefit of formal instruction or institutional direction. However, "folklife" does not include an area or a site solely on the basis that those activities took place in that area or on that site.

(h) "Historic district" means a definable unified geographic entity that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

(i) "Historical landmark" means any historical resource which is registered as a state historical landmark pursuant to Section 5021.

(j) "Historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in

the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

(k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

(l) "National Register of Historic Places" means the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture as authorized by the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470 et seq.).

(m) "Office" means the State Office of Historic Preservation.

(n) "Officer" means the State Historic Preservation Officer.

(o) "Point of historical interest" means any historical resource which is registered as a point of historical interest pursuant to Section 5021.

(p) "State Historic Resources Inventory" means the compilation of all identified, evaluated, and determined historical resources maintained by the office and specifically those resources evaluated in historical resource surveys conducted in accordance with criteria established by the office, formally determined eligible for, or listed in, the National Register of Historic Places, or designated as historical landmarks or points of historical interest.

(q) "Substantial adverse change" means demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired.

Public Resource Code Section 5024.1

5024.1. (a) A California Register of Historical Resources is hereby established. The California Register is an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change. The commission shall oversee the administration of the California Register.

(b) The California Register shall include historical resources determined by the commission, according to procedures adopted by the commission, to be significant and to meet the criteria in subdivision (c).

(c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

(d) The California Register shall include the following:

(1) California properties formally determined eligible for, or listed in, the National Register of Historic Places.

(2) State Historical Landmark No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the office shall review their eligibility for the California Register in accordance with procedures to be adopted by the commission.

(3) Points of historical interest which have been reviewed by the office and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.

(e) If nominated for listing in accordance with subdivision (f), and determined to be significant by the commission, the California Register may include the following:

(1) Individual historical resources.

(2) Historical resources contributing to the significance of an historic district under criteria adopted by the commission.

(3) Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g).

(4) Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria adopted by the commission.

(5) Local landmarks or historic properties designated under any municipal or county ordinance.

(f) A resource may be nominated for listing as an historical resource in the California Register in accordance with nomination procedures adopted by the commission, subject to all of the following:

(1) If the applicant is not the local government in whose jurisdiction the resource is located, a notice of nomination in the form prescribed by the commission shall first be submitted by the applicant to the clerk of the local government. The notice shall request the local government to join in the nomination, to provide comments on the nomination, or if the local government declines to join in the nomination or fails to act upon the notice of nomination within 90 days, the nomination may be submitted to the office and shall include any comments of the local government.

(2) Prior to acting on the nomination of a survey, an individual resource, an historic district, or other resource to be added to the California Register, the commission shall notify property owners, the local government in which the resource is located, local agencies, other interested persons, and members of the general public of the nomination and provide not less than 60 calendar days for comment on the nomination. The commission shall consider those comments in determining whether to list the resource as an historical resource in the California Register.

(3) If the local government objects to the nomination, the commission shall give full and careful consideration to the objection before acting upon the nomination. Where an objection has been raised, the commission shall adopt written findings to support its determination concerning the nomination. At a minimum, the findings shall identify the historical or cultural significance of the resource, and, if applicable, the overriding significance of the resource that has resulted in the resource being listed in the California Register over the objections of the local government.

(4) If the owner of a private property or the majority of owners for an historic district or single property with multiple owners object to the nomination, the commission shall not list the property as an historical resource in the California Register until the objection is withdrawn. Objections shall be submitted to the commission by the owner of the private property in the form of a notarized statement certifying that the party is the sole or partial owner of the property, and that the party objects to the listing.

(5) If private property cannot be presently listed in the California Register solely because of owner objection, the commission shall nevertheless designate the property as eligible for listing.

(g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

(1) The survey has been or will be included in the State Historic Resources Inventory.

(2) The survey and the survey documentation were prepared in accordance with office procedures and requirements.

(3) The resource is evaluated and determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523.

(4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(h) Upon listing an historical resource or determining that a property is an historical resource that is eligible for listing, in the California Register, the commission shall notify any owner of the historical resource and also the county and city in which the historical resource is located in accordance with procedures adopted by the commission.

(i) The commission shall adopt procedures for the delisting of historical resources which become ineligible for listing in the California Register.

From: California Public Resources Code; Sections 5020-5029.5

Chapter 11.5. California Register of Historical Resources

Section 4852. Types of Historical Resources and Criteria for Listing

The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. Only resources which meet the criteria as set out below may be listed in or formally determined eligible for listing in the California Register.

(a) Types of resources eligible for nomination:

(1) Building. A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. "Building" may also be used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn;

(2) Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric event, and if no buildings, structures, or objects marked it at that time. Examples of such sites are trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs;

(3) Structure. The term "structure" is used to describe a construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, bridges, and tunnels;

(4) Object. The term "object" is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or a structure. Although it may be moveable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum are not eligible for listing in the California Register. Examples of objects include fountains, monuments, maritime resources, sculptures, and boundary markers; and

(5) Historic district. Historic districts are unified geographic entities which contain a concentration of historic buildings, structures, objects, or sites united historically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district an to explain the exclusion of adjoining areas. The district must meet at least one of the criteria for significance discussed in Section 4852(b)(1)-(4) of this chapter.

Those individual resources contributing to the significance of the historic district will also be listed in the California Register. For this reason, all individual resources located within the boundaries of an historic district must be designated as either contributing or as noncontributing to the significance of the historic district.

(b) Criteria for evaluating the significance of historical resources. An historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

(1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

(2) It is associated with the lives of persons important to local, California, or national history;

(3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

(4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

(c) Integrity. Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in Section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but thy may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

(d) Special considerations:

(1) Moved buildings, structures, or objects. The Commission encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

(2) Historical resources achieving significance within the past fifty (50) years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty (50) years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

(3) Reconstructed buildings. Reconstructed buildings are those buildings not listed in the California Register under the criteria in Section 4852 (b)(1), (2), or (3) of this chapter. A reconstructed building less than fifty (50) years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

(e) Historical resource surveys. Historical resources identified as significant in an historical resource survey may be listed in the California Register. In order to be listed, the survey must meet the following: (1) the resources meet the criteria of Section 4852 (b)(1)-(4) of this chapter; and (2) the survey documentation meets those standards of resource recordation established by the Office in the "Instructions for Nominating Historical Resources to the California Register" (August 1997), Appendix B.

(1) The resources must be included in the State Historical Resources Inventory at the time of listing of the survey by the Commission.

(2) The Office shall review all surveys to assure the standards of resource recordation, which can be found in the "Instructions for Nominating Historical Resources to the California Register" (August 1997), Appendix B of this chapter, have been met. If the survey meets the standards, the Office shall recommend to the Commission that all resources with a significance rating of category 1 through 4, or any subcategories thereof, on DPR Form 523 be listed in the California Register. The Office shall review all category 5 determinations for consistency with the California Register criteria of significance as found in Section 4852(b) of this chapter. Office review will occur within sixty (60) days of receipt of the survey. At the end of sixty (60) days, the Office will either: (1) forward the survey for consideration by the Commission or (2) request additional information.

The status codes, established to indicate eligibility to the National Register of Historic Places, have the following meanings:

(A) Category 1--Listed in the National Register of Historic Places;

(B) Category 2--Formally determined eligible for listing in the National Register;

(C) Category 3--Appears eligible for listing in the National Register;

(D) Category 4--Could become eligible for listing in the National Register; or

(E) Category 5--Locally significant.

(3) If the results of the survey are five or more years old at the time of nomination, the documentation for a resource, or resources, must be updated prior to nomination to ensure the accuracy of the information. The statute creating the California Register requires surveys over five (5) years old to be updated.

(f) Historical resources designated under municipal or county ordinances. Historical resources designated under municipal or county ordinances which have the authority to restrict demolition or alteration of historical resources, where the criteria for designation or listing have not been officially approved by the Office, may be nominated to the California Register if, after review by Office staff, it is determined that the local designation meets the following criteria:

(1) The ordinance provides for owner notification of the nomination of the resource for local historical resource designation and an opportunity for public comment.

(2) The criteria for municipal or county historical resource designation consider the historical and/or architectural significance and integrity of the historical resource and require a legal description of the resource.

(3) The designating authority issues findings or statements describing the basis of determination for designation.

(4) The designation provides some measure of protection from adverse actions that could threaten the historical integrity of the historical resource.

Authority cited: Sections 5020.4, 5024.1 and 5024.6, Public Resources Code. Reference: Title 36, Part 60, Code of Federal Regulations; and Sections 5020.1, 5020.4, 5020.7, 5024.1, 5024.5, 5024.6, 21084 and 21084.1, Public Resources Code.

From: Title 14. Natural Resources, Division 3. Department of Parks and Recreation, Chapter 11.5. California Register of Historical Resources

APPENDIX B

Supplemental Information Form and "How to Document a Building"

Supplemental Information Form for Historical Resource Evaluation

Potential Resource - Demolition - Alteration

Proposed project is: ☐ **Demolition** (DBI form 6) ***or*** ☐ **Alteration** (DBI form 3/8)

Please be complete in your responses to the questions on this form. Submittal of incomplete or inaccurate information will result in an additional request for information from you and potentially delay your project. If you have problems in completing this form, we would recommend that you consult with a qualified historic preservation professional.

Address: _____

Block No. _____ **Lot No.** _____

Date of Construction:_____ check one: ☐ **Actual** ☐ **Estimated**

- **Source for date, or basis for estimate:**_____

Architectural Style: _____

Architect & Builder:_____

Original Owner:_____

Subsequent Owners (dates of ownership):_____

_____

Historic Name:_____**Common Name:** _____

Original and Subsequent Uses: _____

_____

Has the building been moved? If yes, provide date: _____

- **Original Location:** _____

ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

Property Description / Construction History

- Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures.
- Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
- Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings.
- Provide historic photographs, if available.

History

- Provide a written description of the history of the property, including any association with significant events or persons. See attached Preservation Bulletin No. 16, section entitled *How to Document a Building's History*, for assistance.
- For reference, check for neighborhood and/or city-wide historic context statements. Some contexts are

available at the Planning Department, alongside the Landmark and Historic District files.

- A chain of title can identify persons associated with a property, and city directories can identify if the owners were residents of the building, and what their occupation was. When cross-referenced with the Biographical catalog of notable San Franciscans at the Main Library's 6th Floor History room, this research can provide further valuable information.

Other Information

- Attach available documents that may provide information that will help to determine whether the property is or is not an historic resource such as historic Sanborn Maps, drawings, newspaper articles and publications.

Historic Survey Information:

The property is *(mark all that apply):*

_____ Over fifty (50) years of age and proposed for demolition, or major alteration
_____ Listed in the 1976 Architectural Survey
_____ Listed in the 1968 Junior League Survey (the basis for *Here Today)*
_____ Listed in a San Francisco Architectural Heritage Survey
_____ Listed in the Unreinforced Masonry Building (UMB) Survey
_____ General Plan Referenced Building
_____ National Register and California Register Status Code of 7
_____ Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
_____ Rated NRSC 6 or CHRSC 6 and was surveyed prior to year 2000
_____ Is there an existing, proposed or potential historic district in the immediate vicinity to which the subject building would be a contributor?
_____ Other Informational Survey
- Name of Survey_____

_____ Other, please list _____

If you have been referred to MEA by staff, please enter name: _____

Building Permit number (if any) _____

Form prepared by:_____ Date:_____

Address:_____ Phone:_____

E-mail address: _____

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary.

_____

_____

_____

_____

HOW TO DOCUMENT A BUILDING'S HISTORY

In order to complete the environmental evaluation of proposed project, the Planning Department will, in certain cases, request additional information from the project sponsor. One such request could be for information regarding aspects of certain properties that may have historical significance under the California Environmental Quality Act (CEQA), either as an historical resource in and of itself or as a contributor to an existing or proposed historic district.

CEQA historic criteria are based on eligibility for the California Register. To be eligible for the California Register, a property must be significant in at least one of the following areas:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

As an example, if a building was constructed prior to the 1906 earthquake or is a building that was recognized during the Planning Department's 1976 Architectural Survey, you as the project sponsor will most likely receive a form entitled *Historical Resource Evaluation – Request for Information* from the Planning Department. Some project sponsors prefer to hire an outside consultant to complete this work, however, it is also possible that the needed research can be done by the project sponsors themselves.

Outlined below are some of the steps required to do research and a partial listing of the local resources available to applicants/project sponsors. An appendix to this document lists General Reference Sources. These steps and resources can substantially aid individuals and interested parties preparing the responses to a request for additional information

Please be aware that over time the address or Block and Lot for a property may have changed. So before you begin your search, please obtain all address(es) and lot(s)/block(s) that have been used for your property.

1. Start at the beginning.

In 1906, most official San Francisco documents were lost to fire. The Water Department, now a part of the PUC was able to preserve their records. This department located at 1155 Market Street is a place to check the original Water Tap turn-on applications which list the date of connections to buildings. These records may reveal the original owner, architect/builder and date of construction. Because the records are fragile and not readily available, it is suggested that researchers use the microfiche of these records at the San Francisco Main Library. (You can take Muni or BART to the Civic Center Station.)

2. Building Permits

The Department of Building Inspection (DBI) Records Management Division maintains building permits, post 1906 earthquake and fire, on microfiche for the City. Research on building permit history on microfiche can be requested from in the Microfilm Section of the Department of Building Inspection at 1660 Mission Street, First Floor at (415) 558-6080.

The Housing Inspection Services (HIS) located at 1660 Mission Street, 6th Floor of the DBI at (415) 558-6220 maintains housing inspection records of all apartment buildings and hotels in the City.

3. Sales Records

The City and County of San Francisco, Office of the Assessor-Recorder at City Hall, 1 Dr. Carlton B. Goodlett Place, has records about owners and the actual room counts of buildings as well as information about the estimated date of construction. Sales ledgers from 1906 to 1990 and Block books from 1913-1976 are on microfiche. McEnerny cases from 1906-c.1913. Building contract notices to the general record, as well as building completion notices to the general record, extant from 1906 to the present may be helpful. Deeds of property transactions located in an Index of Real Estate Transfers from 1906 to the present, as well as Map Books from 1846 to the present, Subdivision and Homestead Maps from 1850 to the present are also available for review. All of these resources can be of use in the research and documentation process.

4. Primary Research

The San Francisco History Room and other departments of the main branch of the Public Library are excellent resources for primary research on a potential historic structure. Reference materials include:

- San Francisco Block Books; Handy Block Books of San Francisco, Municipal Reports;
- Business Directories: the California and Architect and Building News (1897 to 1900), and John Synder's Index; the Architect and Engineer (1905 to 1945), the Gary Goss Index (1905 to 1928); Western Architecture and Engineering (1945 to 1961).
- Real Estate Circulars: the Daily Pacific Builder; the California Builder; Edwards Abstracts (1906 to 1977).
- San Francisco, Our Society Blue Books (1890-1931),
- Index to the Great Register of Voter Records, (1900 to 1928).

Other resources include:

- Historic Photographs;
- Newspapers & Indexes (San Francisco Call Index 1893-1903, San Francisco Newspaper Index 1904-1950, San Francisco Chronicle Index 1950-current);
- Biographical Index Cards;
- Here Today: Junior League research files;

- Anne Bloomfield's description of How to Work with the 1906-1913 Sales ledgers, located in the Office of the Assessor-Recorder;
- City Landmark and District Case Reports and context statements;
- Water Department Tap Records which are on microfiche.

The San Francisco Main Library also has a collection of Census Records (1880, 1900, 1910, 1920, 1930) and City Directories that are located on the sixth floor San Francisco History Room and City Archives.

Other sources for information include:

The National Archives
1000 Commodore Drive
San Bruno CA
(650) 876-9001

Rare Books and Family Histories
Sutro Library of the California State Library
San Francisco State University
(415) 731-4477

The Labor Archives
Sutro Library of the California State Library
San Francisco State University
(415) 564-4010

Bancroft Library
University of California at Berkeley
(510) 642-3781
Documents Collection
College of Environmental Design,
Wurster Hall, Room 232
University of California at Berkeley
(510) 642-5124

San Francisco Architectural Heritage
2007 Franklin Street
San Francisco, CA 94109
(415) 441-3000

5. Sanborn Maps

Find and copy (or trace) or print from microfilm the earliest Sanborn Fire Insurance Map that shows evidence of the building's existence. Sanborn Maps show block by block what buildings were built at various times throughout the City's history. The 1886-1893, 1899-1900 and 1913-1914 Sanborn Maps are available in the San Francisco History Room of the Main Library in Civic Center. Sanborn Maps are also located within the Office of the Assessor-Recorder located at 1 Dr. Carlton B. Goodlett Place. The California Historical Society Library located at 678 Mission Street has an extensive collection on San Francisco and California history and artifacts including San Francisco Sanborn Maps. (Please note that the CHS Library is open on Wednesdays only from 10 a.m. to 4:00 p.m., by appointment).

6. Cultural Resources Database and Existing Survey Information

The Planning Department maintains a Cultural Resources Database. It is integrated into the land use database of the City and contains existing survey information for the City. This database can assist applicants/project sponsors with some background material relevant to a potential historic building. The database contains summary information for all the designated individual City Landmarks as well the Historic Districts listed in Article 10 of the Planning Code. Some 435 individual buildings as well as six Conservation Districts that were designated as part of the Downtown Plan (Article 11) of the Planning Code are also listed. Buildings designated under other Area Plans of the General Plan of the City and County of San Francisco such as the South of Market, Chinatown, Rincon Hill and the Van Ness Area Plans are listed. Architectural resources contained in the Planning Department's 1976 Citywide Survey (which identified over 10,000 buildings citywide) and the Board of Supervisors adopted book entitled Here Today (which contains survey information on over 2,500 buildings) are also listed. A thematic study of Unreinforced Masonry Buildings (UMBs) that identified approximately 2,000 buildings, (many of which were determined eligible for the National Register of Historic Places) are summarized in the Cultural Resources database. Access to the database can be obtained on the public computer at the Planning Information Counter at 1660 Mission Street on the first floor.

To date, approximately 3,500 buildings in San Francisco have been listed in or have been determined eligible for the National Register of Historic Places. The State Office of Historic Preservation maintains and updates periodically the California Register of Historical Resources and the National Register of Historic Places listings. The Northwest Information Center located at Sonoma State University in Rohnert Park; CA. (707-664-2494) can provide applicants/project sponsors with information on California Register and National Register listings for the City and County of San Francisco.

Finally, a resource that appears in one or more of the above mentioned surveys might indicate that it is a potential landmark or a contributory building in an historic district. When a designation is being considered, existing survey information will be considered as one component in the overall evaluation of the resource. Lack of existing survey information does not mean the resource is not significant; it simply means that the resource or area has not been surveyed.

Many of the City's existing adopted surveys are now ten to thirty years old and are not standardized in terms of their format and content. A review, update and evaluation of the City's cultural resources are underway and will take many years to complete. In general, the Northeastern quadrant of the City has the most survey work, much of which recognized pre-1930s buildings.

As a general rule, resources that are considered historical for purposes of CEQA should be at least fifty years of age. National Register of Historic Places utilizes the fifty-year rule as a reasonable span of time that makes the professional evaluation of the resource feasible. In recent years, many properties in San Francisco have achieved significance due to the passage of time, (i.e. they are now fifty years of age or older).

Research and evaluation on these undesignated resources may indicate that these properties are, in fact, landmark sites or contributory buildings to historic districts. Many resources that are now fifty years of age or older may be significant on local, state or national levels. A thorough understanding of the architectural, historical, physical context of the resource and its integrity is essential in the evaluation of a resource that is either considered "exceptionally significant" (i.e., less than fifty years) or is now more fifty years of age and has not be surveyed.

GENERAL REFERENCE SOURCES

A Companion to California by James D. Hart, Berkeley, CA., University of California Press, Second Edition, 1987.

A Field Guide to American Houses by Virginia and Lee McAlester, New York, Alfred A. Knopf, 1986.

Architecture in San Francisco and Northern California by David Gebhard, Roger Montgomery, Robert Winter, John Woodbridge and Sally Woodbridge, Salt Lake City, Peregrine Smith Books, 1985.

Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.

Historic City Directories and Census Records are located on the 5th Floor of the San Francisco Main Library, Civic Center.

"How to Research Your San Francisco Building" by Jean Kortum, former Landmarks Board President and Member, Copyright 1992, Revised 1993 (Available at the Planning Department).

"How to Complete the National Register Registration Form," National Register Bulletin No. 16A (Available at the U.S. Government Printing Office, San Francisco, CA).

"How to Complete the National Register Multiple Property Documentation Form," National Register Bulletin No. 16B (Available at the U.S. Government Printing Office, San Francisco, CA).

In the Victorian Style, Text by Randolph Delehanty, San Francisco, CA., Chronicle Books,1991.

"Regulations for the Nomination of Properties to the California Register of Historical Resources", Office of Historic Preservation, Sacramento, CA, May 31, 1996.

"Researching an Historic Property," National Register Bulletin No. 39 (Available at the U.S. Government Printing Office, San Francisco, CA).

The Ultimate Guide, San Francisco, San Francisco, CA, Chronicle Books, 1989.

Splendid Survivors, San Francisco's Downtown Architectural Heritage. Prepared by Charles Hall Page and Associates, Inc., for the Foundation for San Francisco's Architectural Heritage, California Living Books, 1978.

Street Address File, Biographical Index Cards, Landmark Case Reports and Historic Photographs are located in the San Francisco History Room, 6th Floor of the Main Library, Civic Center.

WEB SITES OF INTEREST

Planning Department homepage: http://www.sfgov.org/planning

California Office of Historic Preservation: http://www.ohp.cal-parks.ca.gov

California DPR 523 forms: http://ohp.parks.ca.gov/chris/publicat.html

National Register homepage: http://www.cr.nps.gov

National Register Bulletins: http://www.cr.nps.gov/nr/nrpubs.html

San Francisco Public Library – History Center:
http://sfpl.lib.ca.us/librarylocations/sfhistory/sfbuilding.htm

(This information was compiled from various Planning Departments Preservation Bulletins published January, 2003)

APPENDIX C

General Scope of Work for an Historical Resource Evaluation Report

Scope of Work for
San Francisco Historical Resource Evaluation Reports
(non-archeological)

Objective: Provide information to be used in support of historical resource determinations and project historic impact assessments for purposes of the California Environmental Quality Act (CEQA).

When Planning Department staff decides that additional information is required to determine whether a structure is a historical resource under CEQA and to access impacts on a historical resource, an *Historical Resource Evaluation Report* may be requested. If there is more than one building or structure on the site as part of the proposed project, all structures will need to be discussed in the study; therefore, the singular case below will be plural in the case of multiple structures.

In order to be considered complete, a San Francisco Planning Department *Historic Resource Evaluation Report* should provide an historical overview of the individual resource or district under study by identifying and evaluating the potential resource within historic context(s). The report should also evaluate the potential for impacts from the proposed project on the historical resource. The report should synthesize all available historic information from all disciplines in a clear and concise narrative. The report should entail both documentary research and field investigation to determine and describe the integrity, authenticity, associative values, and significance of the resource under study. Reports should be prepared to a level of detail commensurate with the significance and complexity of the structures and impacts in question. A full report may not be needed in all cases. In order to have the proper information and length of a requested report for any project, a "scoping meeting" should be held with Planning Department staff before work begins on the report. In addition:

1. The report should include preparation of State of California Department of Parks and Recreation DPR 523 forms (both A and B sections) for all qualifying resources; these are a principal tool for determining if a structure is an historical resource for purposes of the CEQA, and establishes the basic historical and architectural character and significance.

2. If the proposed project is an alteration, the report should discuss the proposed project's compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

3. If the proposed project is within the boundaries of an historic district, the report should discuss the cumulative impact of the proposed and related projects to the population of resources which would remain in the district.

4. The report should identify alternatives and mitigations for implementing the proposed project, which if incorporated in the project, would avoid or minimize significant adverse affects to the historical resource.

If the project is also subject to federal historic requirements such as Section 106 of the U.S. National Historic Preservation Act or Section 4(f) of the Transportation Act, to the extent feasible the historic evaluation should be closely coordinated, especially if a joint environmental document is being prepared. While coordination is critical, it should also respect the fact that the uses of and requirements for historic reports for state and federal environmental documents differ and the needs of both environmental processes may need to be met.

Below is a generalized Scope of Work for preparing an Historic Resource Evaluation Report. A report will typically require information similar to that listed below but may not require all elements, therefore, each proposed scope will need to be reviewed and individualized to meet the requirements of the specific project and resource involved. The historical consultant will be selected by the project sponsor. The historical consultant's work effort is, however, under the direction of the assigned Planning Department staff. All submittals by the consultant are to be made directly to the project's environmental coordinator as designated by the Department's Major Environmental Analysis section. Any comments by the project sponsor or their representatives must be directed to Planning Department staff to ensure proper inclusion into the analysis. During the preparation of the Historic Resource Evaluation Report as with other environmental documents, the project sponsor and their representatives are key to the provision of details concerning the project, responding to recommended changes affecting the project, and support for recommended mitigation measures and other improvements identified in the report.

To prepare a report for the San Francisco Planning Department, primary historic consultants should meet the History, Architectural History or Historic Architecture professional qualifications as outlined by the federal government in 36 Code of Federal Regulations 61, (see Appendix B). These qualifications, in general, are a graduate degree in history, architectural history or a closely related field, or a bachelor's degree in the same fields plus at least two years of full-time experience in architectural history related work.[21] Having experience in the architectural history of San Francisco is helpful.

Persons not meeting the above standards may assist in preparation of the Report, provided they are supervised by a primary historic consultant who meets the standards. The primary historic consultant must oversee all research and findings. Findings on the DPR 523 forms must be determined by the primary preservation professional.

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[21] The California Office of Historic Preservation (a division of the State Parks and Recreation Department) maintains a list of persons that have met the state's qualifications as historic consultants. The office can be reached at (916) 653-6624, and can be contacted for a copy of their list of qualified historic consultants.

As noted above, a meeting between planning department staff and the consultant to individualize the scope requirements for each specific project should always be held before work on the report begins. To avoid any false starts or misunderstandings, the draft Scope of Work proposed by the consultant team must be submitted to the staff for review and approval (in writing) by the environmental planner assigned to the case before starting work on the report. See the attached approval form.

The requirements for each report will vary and will be refined at a "scoping" meeting between the consultant and Department staff. The report should typically be organized as follows and address the questions posed below as relevant:

1. Summary – Overview of report and conclusions.

2. Introduction - Basic brief description of what is being proposed with the project.

3. Past Historic Evaluations

   A. Discuss existing historic surveys that the structure has been listed in and what the ratings of the structure are (Refer to Planning Department's list of existing Districts and surveys and the California Historic Resource Inventory System database). Include the purpose of the survey and the methodology used to put the evaluations into a context. Are there any surveys of the area in which the building was obviously left out. Discuss the implications of being included in a survey, or left out of a survey. Include what has not yet been considered by those surveys, or may have been missed, or what has changed since those surveys were conducted.

4. Evaluate the Existing Structure or Potential Resource

   A. Evaluate the potential resource using all four of the California Register Criteria and prepare DPR 523 forms (Parts A and B) if they do not already exist. This section of the report should answer the following questions or speak to the issues listed below:

      - Discuss the structure's character and history.
      - What is the property type? Is this a rare or unique type? Is the structure representative of a specific type? Does it have specific historical associations?
      - What aspects or elements add to or are central to its importance?
      - What periods of history are relevant for the historical resource determination?
      - Describe the exterior materials, exterior features, building interior, the setting of the building and its site.
      - What are the historic and character defining features that make the resource significant?
      - Does the potential resource satisfy any of the criteria for listing on the California Register? Why or why not?

- Explore the chain of ownership to see if there is any association with a significant person.
- Are there any associations with important events that have made a contribution to local, state or national history?
- Does the structure retain its historic integrity? Are there any changes? If so, are the changes easily reversible? Do the changes effect the historic architectural character of the resource?
- Include photos, both existing conditions and historic photos, if located. (Refer to Department's evaluation forms.)

B. Integrity – The discussion should include an assessment of integrity in relationship to the resource's period of significance. Discuss those of the seven aspects of integrity (location, design, setting, materials, feeling, workmanship, association) that relate most directly to the reasons the property is or is not significant (recognizing that not all seven aspects of integrity need be present for all resources).

5. Context and Relationship

What is the neighborhood context? Discuss how the potentially significant resource relates or doesn't relate to the surrounding neighborhood. Is the potentially significant resource a part of a designated, proposed or studied historic or conservation district? The Historical Resource may be the district itself and the building in question may be a contributor or non-contributor within that resource. If the resource is the district, what would be the affect of demolishing a contributory or a non-contributory structure and building a new building. Has the potential resource been evaluated as a part of a Planning Department informational survey or study? If so, discuss the district and the potential resource's importance in relation to district. If there is more than one structure involved, what are the interrelationships between structures?

6. Project-Specific Impacts

What changes are being proposed by the project sponsor? What will be the overall effects on the potential resource if the proposed project is carried out? What would happen to character-defining or important features as set out in Section 2 (C) above?
If the proposal was carried out, would the remaining features be enough to retain the historic significance?

7. Cumulative Impacts

If the potentially significant resource is in a recognized district, what changes have occurred in the District since it was designated that are visible from the resource?

How many buildings within the district visible from the potentially significant resource have been changed or demolished? What types? What is the status or ratings of the remaining structures in the district?

If the potential resource is outside of a recognized district, is it of a unique, rare, or increasingly at-risk type of structure, the loss of which would lead to an adverse cumulative impact?

Would the character of adjacent or nearby rated buildings or groups of buildings be adversely affected or compromised?

8. Mitigation

Are there any ways to ameliorate the project-specific or cumulative impacts? What alternatives should be considered that would reduce or eliminate adverse impacts?

9. Conclusions

Provide a brief summary of the findings and recommendations.

Four copies of the first draft of the report should be provided to the environmental planner for departmental review. The number of copies for any subsequent drafts will be determined by the environmental planner.

Final Report

After review is finalized, five copies of the final report must be submitted to the Planning Department.

Attachment to Historic Report Scope of Work -- Scope Approval Form

HISTORICAL RESOURCE EVALUATION REPORT SCOPE OF WORK
ACKNOWLEDGMENT AND APPROVAL

Transmittal To: ____[NAME]_____ Date: _____.
____[FIRM]_____.
_____.
_____.

The proposed scope of work for the___[TITLE]_____Project, Case No._____,
dated_ _____ is hereby

Approved as submitted
Approved as revised and resubmitted
Approved subject to comments below
Not approved, pending modifications specified below
and resubmitted

Signed: _____ Signed: _____
Planning Department *Preservation Technical Specialist*

Comments:

Note: A copy of this approval and the final scope of work is to be appended to the Historical Resource Evaluation report. The Department advises consultants and project sponsors that review of the draft report may identify issues or concerns of other City agencies not addressed in the scope of work hereby approved, and that the scope of work may need to be modified to accommodate such additional issues.

Attachment to Historic Report Scope of Work --Primary Historic Consultant Qualifications

Secretary of the Interior Guidelines for Historic Preservation (Professional Qualifications Standards)

The entire guidelines for the Secretary of the Interior's Standards for Historic Preservation Projects, not included here because of their length, may be obtained separately from the National Park Service.

This partial excerpt deals with professional qualifications best suited to the preparation of Historical Resource Evaluation Reports. Evaluation reports should always be prepared by persons qualified by education, training and experience in the application of the criteria. Where feasible, evaluation should be preformed in consultation with other individuals experienced the applying the relevant criteria in the geographical area under consideration.

Professional Qualifications Standards

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Park 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or

2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

History

The minimum professional qualifications in history are a graduate degree in history or a closely related field, plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or

2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Historic Architecture

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or

2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

APPENDIX D

INFORMATIONAL SURVEYS

This list is incomplete but includes surveys that are on file in the Planning Department's preservation library as of 3/2002.

A. Buena Vista North (proposed District, endorsed by PC) (1990) BVN Assn.*
*B. Chinatown (1994) District initiated by Board of Supervisors**
C. Eureka Valley Survey (1975) SFSU*
D. Fire Stations Survey (1991) Bloomfield*
E. Haight - Ashbury Survey (1974) SFSU*
F. Inner Richmond District survey (1990) Heritage*
G. North of Market (1985) DCP
H. Polk/Procter Sea Cliff (proposed District) (1989) Neighborhood Group LPAB
I. Refugee Shacks Inventory (1986) Society for the Preservation of SF Refugee Shacks
J. Union Street District (1981) Union Street Assoc*
K. Van Ness Avenue District, Fire Line (1985) Platt*

Note: Items indicated by an asterisk (*) are not incorporated into Parcel Information.

Note: Items in *Italic* text are named surveys that used the DPR 523 forms and methodology.

EXHIBIT 10

Carol L. Karp
Architect A.I.A.

August 28, 2017

State of California
Office of Historic Preservation
Department of Parks and Recreation
P. O. Box 942896
Sacramento, CA 94296-0001

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Attention: Julianne Polanco
State Historic Preservation Officer

Subject: Nomination for Listing
National Register of Historic Places

RE: Architect Ernest Coxhead's Residence & Studio, 1893
2421 Green Street, San Francisco, California

Dear Ms. Polanco:

Pursuant to your 4/3/17 letter to Philip Kaufman and subsequent reviews and correspondence with Amy Crain of your office, which have been extensive, enclosed is an original of the nomination document as printed on 8/9/17 and, as instructed by Amy Crain, a USB Flash Drive that contains a complete digital version of the nomination document.

Included enclosures, but separate from the nomination document, are the 8/9/17 letter of approval by the owner, Philip Kaufman and an 8/7/17 letter of support from Nancy Pelosi, House Minority Leader, who also represents the 12th Congressional District in San Francisco where the nominated property is located. Also included is the 4/11/17 image use authorization letter from Prof. Richard Longstreth.

The undersigned are both San Francisco natives who also graduated from UC Berkeley, are both California licensed architects of long standing, and have practiced architecture in Northern California more than 50 years. We live and practice architecture in our house which we designed and built in the rustic contemporary Bay (Area) Tradition we write about in the nomination.

Thank you for your assistance in registering the master architect Ernest Coxhead's own residence and studio, which is a very important original structure, in the National Register of Historic Places.

Yours truly,

Carol L. Karp AIA

LICENSED ARCHITECT CAROL L. KARP No. 17665 STATE OF CALIFORNIA

Lawrence B. Karp NCARB

LICENSED ARCHITECT LAWRENCE B. KARP No. 10130 STATE OF CALIFORNIA

cc w/enclosures:

Amy H. Crain
State Historian II, Registration Unit

100 Tres Mesas Orinda, CA 94563 (925) 254-6676 fax: (925) 253-0101 e-Mail: carol@karp.ca

August 9, 2017

State of California
Office of Historic Preservation
Department of Parks and Recreation
1723 23rd Street, Suite 100
Sacramento, CA 95816-7100

Attention: Amy Crain
State Historic Preservation Officer

Subject: Coxhead's Residence & Studio
2421 Green Street, San Francisco
National Register of Historic Places
Nomination for Listing

Dear Ms. Crain:

I am the current owner of the subject property and have been for 28 years.

I support the nomination for listing with the National Register of Historic Places as submitted today by Karp Architects.

Thank you for your assistance.

Sincerely,

Philip Kaufman

Philip Kaufman
2421 Green Street
San Francisco, CA 94123

Nancy Pelosi
Democratic Leader

August 7, 2017

State of California
Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Attention: Julianne Polanco
State Historic Preservation Officer

Subject: Nomination for Listing
National Register of Historic Places

RE: Architect Ernest Coxhead's Residence & Studio, 1893
2421 Green Street, San Francisco, California

Dear Ms. Polanco:

It is with great enthusiasm that I write in support of the nomination of Ernest Coxhead's own house for listing in the National Register of Historic Places. I have had the pleasure of visiting Architect Coxhead's residence and studio located at the juncture of Cow Hollow and Pacific Heights. This area in California's 12th Congressional District which I represent in Congress. I take special pride in San Francisco's architectural treasures and recognize the Coxhead house as a first of an architectural tradition in the Bay Area. It happens to be in excellent original condition, including brickwork, having survived amazingly intact, the 1906 San Francisco earthquake and fire.

Designed and built before automobiles and never retrofitted with a garage, both the house entry and garden are quietly accessed from the street via a twisting stairway to the west side. The classical entry conceals an ingenious interior with a long glazed entrance gallery running from a high-ceilinged living room at the north to a dining area on the southern rear garden that shares an eastern property line with the garden of the 1867 Casebolt House, San Francisco Landmark No. 51.

The house is shingle style integrated with subtle Cotswold features that Coxhead brought to Northern California. The beautiful non-symmetrical exterior design that is fitted to the land and view was the beginning of what became the First Bay Area Tradition that evolved into Second and Third Bay Area Traditions taught at the University of California, Berkeley, and practiced by the most heralded Bay Area architects. The importance of the house to the evolution of local architecture cannot be overemphasized.

I believe the nomination papers are well done and the Ernest Coxhead's Residence & Studio should be included in the National register of Historic Places.

Thank you for your attention to the remarkable and still beautifully functioning personal home of Ernest Coxhead.

best regards,

Nancy Pelosi

Nancy Pelosi

April 11, 2017

State Historic Preservation Officer Julianne Polanco
California State Office of Historic Preservation
1725 23rd Street Suite 100
Sacramento, CA 95816-7100

Attn: Registration Unit

Dear Ms. Polanco:

It is my understanding that State Historian II, Amy Crain, who is reviewing the nomination package for the Ernest Coxhead House to National Register of Historic Places, is requesting proof of copyright permissions to use photographs from my archives and my published work.

Please accept this letter as that proof and proof that I support the use of images from my archives and images of full page images from my published work to support the Ernest Coxhead House nomination package.

Sincerely yours,

Richard Longstreth, Ph.D.

Cc: Amy Crain via email

Richard Longstreth
Professor of American Civilization ■ George Washington University
2108 G Street, Room 202
rwl@gwu.edu . ■ 202-994-6098

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property
Historic name: Coxhead, Ernest Residence and Studio
Other names/site number: None
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location
Street & number: 2421 Green Street
City or town: San Francisco State: California County: San Francisco
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local
Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper | Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [X]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/single family dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC/single family dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Shingle Style - Late Victorian Period
Arts & Crafts - First Bay Tradition

Materials:
(Enter categories from instructions)

Foundation: Exposed common brick, running bond
Walls: Wood framed, cedar shingles, redwood trim
Entry Portico: Cement plaster over brick
Roofing: Western Red Cedar Shingles

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraphs

The Coxhead Residence and Studio was designed by California architect Ernest Albert Coxhead and built in 1893 as his personal residence and studio in which he lived with his family while he practiced architecture in San Francisco. Coxhead's own residence is the quintessential example of his genius. Acknowledged as forefather of the regional design mode "First Bay Area Tradition", he was a master in manipulating architectural elements and also fusing Arts & Crafts with native materials. His work, his own home as a striking exemplar, evolved into residential architectural design practiced by important architects in Northern California ever since the 1890s.

The house is located on a steep narrow mid-block 25 by 137 foot lot at 2421 Green Street at the juncture of the Pacific Heights and Cow Hollow Districts in San Francisco. It is a three-story, wood-framed building clad in red cedar shingles trimmed with painted redwood Arts & Crafts fenestration and trim. It has a rectangular plan with steeply pitched roofs and articulated dormers and ribbons of windows facing San Francisco Bay and neighboring gardens. The staircase from the street is integrated into the articulated cement plastered brick foundation that connects the western side of the house to the steep urban site while hiding the classical entry from street view.

The rear garden is contiguous with the garden of the Casebolt House, San Francisco Landmark 51. The beautifully landscaped garden is neatly hardscaped with original brick. The garden and space between it and the house faces south with unobstructed light or fog reflected sunlight from South, East, and West. The building is a short walk to the Presidio of San Francisco, a National Historic Landmark District. The Ernest Coxhead House is in outstanding original condition, including its strategically placed Cotswold features. It survived the 1906 earthquake and fire intact and retains an unusually high degree of historic integrity.

Narrative Description

Ernest Coxhead's Residence and Studio is one of the first and finest examples of Late Victorian Shingle Style, also known as the Bay Area Shingle Style (see Coxhead's Julian Waybur House, NRHP 11000143) and architecture of the First Bay (Area) Tradition. This property has been written about in notable books including the scholarly work of Richard Longstreth (architectural historian and professor at George Washington University where he directs the historic preservation program). His book, On the Edge of the World, covers four architects at the turn of the 20th century (Ernest Coxhead, Willis Polk, A,C. Schweinfurth, and Bernard Maybeck). The house is also featured in the important book Shingle Styles by Leland M. Roth (doctorate Art History, Yale Univ.; Marion Dean Ross Professor of Architectural History at the University of Oregon) with extensive photographs by Bret Morgan, the consummate American architectural photographer. Shingle Styles "...celebrates one of America's most original and beautiful idioms--the Shingle Style." It features 30 of "...the nation's finest examples of Shingle architecture." Of the 30 buildings chosen by Roth/Morgan from the entire United States, significantly only two of those buildings featured architects' own homes: Frank Lloyd Wright's home in Illinois and Ernest Coxhead's residence in California. In those 30 of "the nation's finest examples" (including Theodore Roosevelt's Sagamore Hill and Greene and Greene's iconic Gamble House in Pasadena), 12 are by California architects and of those only Coxhead and Maybeck have two buildings featured. Maybeck, who briefly worked for Coxhead and was directly influenced by him, in turn influenced Julia Morgan and later Joseph Esherick (of the Third Bay Tradition). Conclusive evidence of Coxhead's contemporary rustic wooden houses influencing Maybeck is reflected in Maybeck's first independent commission in 1895 for Berkeley's Charles Keeler, author of "The Simple Home", 1904 (Limerick in Winter, pgs. 52-53). In Shingle Styles, Prof, Roth wrote: "...in the intertwined careers and work of Polk, Coxhead, Maybeck, Schweinfurth, Morgan and others the use of shingles as an expression of bohemian creativity and artistic freedom would be introduced to San Francisco and around the Bay Area, establishing a regional tradition that would flourish for several generations." (Roth, p. 34). This can last be seen in the most recently built of the 30 American buildings featured by Roth/Morgan that was designed by Esherick ("Fourest" 1957) as well as the other houses of the Third Bay Tradition exemplified by many residences at Sea Ranch by William Turnbull and Esherick, notably including Esherick's own brick and shingle house at 75 Black Point Reach.

This new regional design at that time was considered an answer to Coxhead's close friend architect Willis Polk's call for an intelligent expression for a house of moderate cost. Coxhead answered the call and showcased his ideas in his own residence on a narrow, deep lot at 2421 Green Street. The street frontage faces north with natural San Francisco Bay breezes cooling the house with carefully positioned windows and steeply pitched dormers grounded on brick foundation walls integrating the house to the site as an exemplary piece of Coxhead's residential architecture where "...his rustic aerie survives...an enchanted little world of domestic delight." (Roth, p.128). Largely because of this important residence, Prof. Roth calls Coxhead "...one of the most enigmatic, but masterful architects the new idiom." (Roth, p.31)

This house is one of Coxhead's nineteenth century San Francisco buildings that survived the devastating 1906 San Francisco earthquake and fire and it features many of the wistful English architectural details that were featured in Coxhead's Church of St. John the Evangelist at 15th and Julian Streets (**Figure 3**) that was destroyed by dynamiting to block the fire caused by ruptured gas lines in the 1906 tragedy. In addition to the respected and influential books by Roth/Morgan and Longstreth, the house at 2421 Green is listed in the Junior League of San Francisco's "Here Today" files and is referenced in the associated book as a significant contributor to the character of San Francisco (Olmsted, p. 329).

The shingled architectural details of the Arts and Crafts vernacular that Coxhead features in this property profoundly influenced designs by Bay Area architects including Bernard Maybeck, Julia Morgan, Willis Polk and other practitioners of an architectural style that became known as Bay Area Shingle Style or the "Bay Tradition School of Regional Modern design" as described by architectural historian and preservation planner Mary Brown (see bibliography). Her work for the California Office of Historic Preservation starting with the First Bay Tradition followed by the Second and Third Bay Traditions as described below:

First Bay Tradition (late 1880s to early 1920s):
First Bay Tradition buildings are characterized by:
-Sensitivity to their surroundings and the unique requirements of the site and client.
-Natural materials, particularly redwood and red cedar shingles
-Modern building methods and materials blended with witty historic details
-Emphasis on craftsmanship, volume, form, and asymmetry.
Followed by influenced architects Henry Hill, William Wurster, William Merchant, and Gardner Dailey in the *Second Bay Tradition*:

Second Bay Tradition (1928-1942):
Second Bay Tradition was basically a rustic but contemporary style using redwood post and beam construction.

Followed by more recently influenced architects Charles Moore, Joseph Esherick and William Turnbull in the *Third Bay Tradition*

Third Bay Tradition (1945-1980):
Third Bay Tradition is a hybrid architecture of modern and vernacular styles that had its roots in the greater San Francisco Bay Area, best known group of more recent examples are at Sea Ranch on the Mendonoma Coast in Sonoma County.

Site and Setting

The site is a compact sloping urban lot **(Figure 2, Figure 13)** on the steep slope of Green Street between Scott and Pierce Streets at the juncture of districts known as "Pacific Heights" and "Cow Hollow" in San Francisco with Eastern and Western exposures on the side yards and a Northern exposure at the street frontage with views of San Francisco Bay and its islands. The block was subdivided after Casebolt's Cow Hollow house (Landmark 51) at 2727 Pierce was built in 1867. Coxhead carefully positioned windows in his house to capture views of the descending slope. The site has a Southern rear yard that captures direct sunlight nurturing a garden that backs onto neighboring gardens creating a park like setting at the back of the house. One of the neighboring gardens is for the Casebolt House.

The site with its narrow street frontage allowed Coxhead to showcase one of his design trademarks: A tower façade. This design maximizes the views of the San Francisco Bay from within the house. This design feature is part of his ecclesiastical designs as utilized in his Church of the Angels in Los Angeles and All Saints Church in Pasadena. Another notable architect of the times, Willis Polk, continued to use this design feature.

The elevations of the house emphasize the setting and the way the building transitions from public street to private space with simple window articulation and a clustering of classical style elements around the entrance. Coxhead used a similar design feature, although at the street, in the Charles Murdock House at 2710 Scott Street, another notable house and garden design by Coxhead for close friend Charles Murdock who was a printer for the works of his friends Bret Harte, Robert Louis Stevenson, John Muir and William Keith. This leads to the speculation that Coxhead traveled in their circle (Longstreth, p. 132). The Murdock House can be seen from the garden behind Coxhead's own house. These writers and their friends were of immense historical importance in the history of San Francisco.

Architecturally unchanged since the original construction date with only a few necessary modernizations, the site and setting of this house is elaborately described in Longstreth's book On The Edge of the World as being representative of Coxhead's lead in the shift of architectural design to achieve a dramatic effect by adapting a cottage to a difficult site as follows:

> "By 1893 an important shift occurred in Coxhead's approach, evident in the adjacent residence built for himself and his brother Almeric [2421 Green] **(Figures 1 and 4)**. Like the Williams-Polk house, it exploits a difficult site to achieve a dramatic effect. The design is also a more sophisticated interpretation of English precedents than was McGauley's [2423 Green]. The narrow street frontage is accentuated by a towerlike façade that has a taut, abstract quality. The bands of little windows set flush against the surface were probably inspired by recent London work of [Richard Norman] Shaw and others. However, the composition is more simplified and softened than English models, in keeping with the building's size and materials. The west elevation, facing McGauley's yard, with its dominant horizontality and rural character, contrasts with the [street] façade and underscores the transition from public to private space. Expanses of shingled wall and roof surfaces, interrupted only by the simplest window articulation, extend from a pivotal clustering of elements grouped around the front door. The composition may well have been inspired by (Charles) Voysey's early projects, but Coxhead's version is more compact and mannered at its focal point and less regimented elsewhere. Toward the rear, the house looks somewhat like a Surrey barn that has been remodeled in a straightforward way, lacking the studied poise of the street façade **(Figure 5, Photo 11).** Front and rear are set in opposition, while the overriding simplicity of detail lends cohesiveness to the whole. Both the imagery and the studied casualness present in this design owe a major debt to English arts-and-crafts work, which became a guidepost for Coxhead's work during the next several years. But neither Coxhead nor Polk considered the Arts and Crafts Movement to be a discrete entity; instead they appear to have viewed it as a potent source for expression in rustic design – an updated equivalent of the Shingle Style – that was appropriate to the design of modest houses." (Longstreth, p. 128-129)

Representation of the building and its integration with site has been described by other historians as an interpretation of English architecture into a California style known to influence friends and colleagues Maybeck, Polk, and Morgan (Weintraub). Historian Coombs' describes Coxhead's work this way:

> "His concept of spacial organization was repeated in and embellished on his San Francisco house, which is a suave integration of the shingle style with British domestic planning. On a long narrow site overlooking the bay, he created an attenuated shingle clad house, which is both dramatically vertical and well-integrated into the earth. The short end of the house is turned towards the street and here again, Coxhead used glazed areas as generators of articulation. He plays with differences in window size to increase the apparent size of the house." (Coombs)

Exterior House Details

The building is a unique solution for a house on this type of lot in San Francisco. It is urban in character in the front and quite relaxed like a freestanding house in the country at the rear. The entry portico and staircase that join the building with the street (**Figure 9**) leads one to a classical style front door that provides an articulated entry into the residence **(Photo 15).** Architectural historians have written about this specific design feature and how it brought European design to the San Francisco Bay area: "There is an ever-changing path up to and through the premises with the entrance reached by a series of winding steps and landings that become progressively constricted...as if it were an alley in an Italian hill town" (Longstreth, p. 129) **(Figure 8)**.

The Shingle Style exterior of the house is an exemplary expression of the adaption of Coxhead's classical training with local features and materials into a new California architectural style. It is possible that Coxhead, as architect for the neighboring house to the West that he designed for friend James McGauley in 1891-1892, discovered the lot for this house **(Figure 2)** through that commission (Longstreth). Coxhead could have recognized there would be enough open space on the east and west elevations to glaze much of these elevations. He then carefully positioned bands of windows to capture San Francisco Bay views and sunlight from the East and West (probably inspired by recent London work of Richard Norman Shaw, bringing more English architecture influence to San Francisco). Coxhead also positioned rooftop dormers on the narrow building to capture the maximum amount of natural light into the interior of the residence in an urban setting **(Photo 12)**.

These unique (at that time) exterior details have been written about extensively in architectural historian Leland Roth's work and depicted as a notable example of this style in his book on Shingle Style Architecture with photographer Bret Morgan **(Figure 7)**.

Interior House Details

The (in 1893, novel) interior has been studied, described and photographed in numerous historians' works, two being architectural historian Weintraub's work with photographer Weingarten, *Bay Area Style: Houses of the San Francisco Bay Region* **(Figures 10, 11, 12)** and also by architectural historian Leland Roth with photographer Bret Morgan in their book curating Shingle Style Architecture: *Shingle Styles: Innovation and Tradition in American Architecture 1874-1982* **(Figures 14, 15, 16, 17, 18)**.

The horizontal plan with a long gallery (an English design detail) emphasizes one of the natural features of the site: its narrowness and depth **(Figure 1).** Coxhead's design solution gets the maximum space and visual interest for the size of the lot. Inside the house, with carefully positioned openings, arched doorways, and varying ceiling heights emphasizing condensed spaces **(Photos 16, 17, 18, 19, 21, 22, 23)** and carefully positioned exterior windows to capture unique views exclusive to the San Francisco Bay region **(Photos 20 & 22)** an interior experience is created that in 1893 defined a new San Francisco Bay architecture style.

Architectural historian Dr. Richard Longstreth wrote about it extensively in 1983. Longstreth, who considers this house a very significant house in the architectural history of San Francisco eloquently describes the interior in his book, *On the Edge of the World*, and why he considers this house a very significant house in the history of San Francisco architectural development:

"A transition occurs at the front door, spatially echoing the change in character between the front and rear portions of the house. Inside, the emphasis is wholly horizontal. The long gallery, the plan's one English component, is unlike its prototypes in that it generates a sense of continuity while dramatizing the site's narrow form through variations in space and light **(Figure 20).** From the dark vestibule the corridor gradually becomes brighter, expanding into a glazed bay that serves as a secondary sitting area, with borrowed vista of McGauley's yard. The gallery brightens further at the end, where windows on two sides open into a secluded garden. In the other direction the space unfolds more rapidly, lapping down a broad turn of steps in a circuitous path to the living room. Although the stair is directly opposite the entrance, it is encased so as not to interrupt the horizontal emphasis. The living room is unusually large for a house of this size and is made even more expansive by grandly scaled redwood paneling and beams **(Figure 21)**. The living room windows are placed only at the corners, and each one is at a different height. Like a periscope, the highest window bank catches a segment of the McGauley house. At the far corner, the platform and attendant bench offer an observation deck from which to view houses across the street and catch glimpses of the Bay beyond. Paralleling the Williams-Polk house interiors, the sequence and manipulation of each zone imply an extension of space, mitigating the property's narrow confines." (Longstreth, p. 130-131)

What is surmised to be the studio room **(Photos 31 & 32)** for Coxhead's drafting studio is on the top floor at the front of the house facing the street. It is naturally lit with North and East facing windows overlooking the street with views of the San Francisco Bay in the distance. It has wooden floors, typical for an architect's studio, and has a small footprint. Its size is amplified with a vaulted ceiling with exposed trusses. A hearth at the South entrance to the room with an adjacent warming bench is located by a British style ship's door that can be closed for privacy.

Considering the number of historians who have written about this work in books and papers and have had their work published locally, nationally, and internationally, this property accomplishes everything Coxhead was trying to achieve in his new style of residential architecture in 1893. As one of first examples of the First Bay Tradition (Brown) and the Bay Area Shingle Style the details built here are designed and built in Coxhead's other notable works including the Julian Waybur House, the Murdock House, and the John Kilgarif House among others.

Alterations

Few alterations have been made since the house was originally constructed. A North living room window was added, presumably by Coxhead to emphasize the view of San Francisco Bay because only early photos immediately following construction do not show this window, (Longstreth, p. 128).

Maintenance and minor modernization that do not alter the house's physical appearance or plan have been done to keep the house in compliance with code and to preserve its functionality as a notable house in one of the first neighborhoods in San Francisco to be functional with indoor plumbing, gas, and electricity.

Integrity

The Ernest Coxhead Residence and Studio and its integration into the unique site and setting captures the essence of what Coxhead designed as one of the first Bay Area Shingle Style (see Julian Waybur House) houses, also known as the First Bay Tradition (Brown) and it retains excellent historic integrity to convey the property's significance.

The house remains in its original location and the original Coxhead design is fully intact and retains its physical materials and aspects of construction from the period of significance. High quality workmanship is evident in the interior details of the fireplaces, millwork, art glass, windows, and doors. Carefully positioned windows that can be opened capture views of neighboring San Francisco City Landmark Casebolt House at 2727 Pierce, views of San Francisco Bay, and the sounds of the fog horns from the Golden Gate to give one a complete sense of the uniqueness of the place. These features and the design features of the house and its urban garden convey Coxhead's unique architectural design theories in 1893 that evolved into what is known today as Bay Area Shingle Style.

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8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
1890-1924

Significant Dates
1892-1893

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation
N/A

Architect/Builder
Coxhead, Ernest Albert

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Ernest Coxhead Residence and Studio is eligible for the National Register at the local level of significance under Criterion C in the area of Architecture as the exemplary work of European trained master architect Ernest Albert Coxhead who contributed to a unique American style of Architecture. A mentor for many California architects, Ernest Coxhead built the house as his private family residence in San Francisco with the assistance of his brother Almeric Coxhead who managed his business (Longstreth, p. 128).

The house is an outstanding example of the way Coxhead merged Victorian and Arts & Crafts architectural styles, popular at that time, with English and European Revival Styles to create a new form of contemporary American architecture, the Bay Area Shingle Style. Coxhead drew heavily from historic English precedent and he also looked to work of his English contemporaries but in this house, his own home, he showcased his ideas for creating exceptional design on what most considered a difficult site to build and an excuse for moderate architecture: a narrow city lot.

Coxhead was responsive to the site, a type of site that was characteristic of the San Francisco Bay Area at that time. Along with Willis Polk, Coxhead created entertaining responses to the pronounced irregularities of the Bay Area's terrain, maximizing views of the natural features of the San Francisco Bay Area from the property, a design technique then beginning to be embraced in the Bay Area in 1893. This design is the embodiment of natural simplicity adapted to a complex site. The period of significance is 1893, the year of construction (Longstreth).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

This unique property was one of the first examples of Bay Area Shingle Style Architecture, or First Bay Tradition (Brown), and was the personal residence and showcase for these ideas for English Architect, Ernest Albert Coxhead.

Ernest Coxhead, biography, related to this property

This house was owned by Ernest Coxhead (1863-1933) **(Figures 6 [at the house] and Figure 23)** was a English, European trained architect who arrived in California just before the turn of the twentieth century. Ernest, the fourth of six children, was born in the Sussex coastal town of Eastbourne and raised in a family of moderate means. His father was a schoolmaster in Hampstead, and later a lodging-house keeper in Sussex coastal towns. At fifteen Coxhead began working for a local civil engineer, George Wallis, doing public works projects in Eastbourne.

In 1883 Coxhead attended the Royal Academy of Fine Arts in London and in November 1886 he was elected an associate of the Royal Institute of British Architects (RIBA) where he won the Silver Medal for drawing. The time Coxhead spent at the Academy gave him the most thorough preparation in architecture then available in England. Richard Phene Spiers, master at the Academy and classically trained at the Ecole des Beaux Arts in France, led Coxhead's training in the theory that buildings should rationally express their function and materials, a key theory used in the design of this property.

Upon conclusion of his studies at the Academy, Coxhead left England for the United States. He opened an office in Los Angeles assisted by his older brother in 1887. Almeric took charge of the firm's business affairs with his promise of work from the Episcopal diocese designing their churches and the promise of work in California as the new Eden. (Longstreth, p. 51).

In 1889, by then a well-established designer of churches in southern California, Coxhead moved to San Francisco with his brother Almeric with commissions to design more churches, and the promise of commissions in public and residential architecture for wealthy emerging civic leaders and philanthropists: an opportunity to create a new style of architecture. In 1893 he designed and built this house with a studio for himself and his family at 2421 Green Street in San Francisco. As his personal residence, he presumably used it to express his ideas and training in architectural design and to showcase his new design theories and ideas using local materials for friends, colleagues, and clients to see and is an excellent example of the start of the Bay Area Shingle Style. This property provides a lead in directing Bay Area culture away from the Victorian Era into the Modern. At that time in this property Coxhead with his European training had a fresh environment to explore a new style of architectural design with colleagues and young architects including Bernard Maybeck, Willis Polk, and A.C. Schweinfurth among others.

One of his first commissions in San Francisco was the California adaptation of classical design in a church, St. John the Evangelist, 1890-91, (**Figure 3**). This building was unfortunately lost in the fire following the 1906 earthquake but some of the features of this church were used in this property (the interpretation of classical design, the tower-like façade and maximizing views of the San Francisco Bay, for example).

During Coxhead's time living at this property he was inspired to organize and direct the A.E.F. School of Architecture for members of the United States armed forces stationed in France from 1918 to 1919 (UC Berkeley Environmental Design Archives), presumably teaching design research studied while living at this house.

Coxhead & Coxhead, the firm

As most architect's own homes are, it was used as an example of Coxhead & Coxhead's work, and presumably a studio where Coxhead & Coxhead designs were developed.

Ernest Coxhead started working with his older brother Almeric in January 1887 in Los Angeles, California. Almeric ran the business affairs leaving Ernest to focus on architecture and design. Coxhead's commissions included churches, residences, public buildings and schools with one of his primary sponsors being the Reverend of the Swendenborgian Church Joseph Worcester for whom he built churches and residences, all expressing the unique characteristics of the natural materials available in the San Francisco Bay area and simplicity of design. The Coxhead office moved to the Hearst Building in San Francisco in the early 1890s and transitioned from ecclesiastical architecture to residential architecture at that time. A partial list of some of the more notable commissions are listed below. This list has been compiled from a number of sources, primarily through the research work of Longstreth and Weinstein as noted in the bibliography. With few office records remaining—Coxhead's downtown San Francisco office was destroyed in the 1906 earthquake and fire—a complete list of Coxhead's work may never be compiled.

Churches
Church of St. Augustine-by-the-Sea, 12274th St., Santa Monica, 1887 (d)
Church of the Ascension, St. Louis Street, Los Angeles, 1887
All Saints Episcopal Church, Euclid Ave., Pasadena, 1888
Church of the Epiphany, Altura St., Los Angeles, 1888
Church of the Messiah, Bush St., Santa Ana, 1888
First Presbyterian Church, 3rd and Arizona St., Santa Monica, 1888
First English Lutheran Church, 8th and Flower St., Los Angeles1888 (d)
Christ Episcopal Church, Santa Clara and Grand, Alameda, 1889
First Congregational Church, 6th and Hill, Los Angeles, 1889
Memorial Church of the Angels, Avenue 64, Los Angeles, 1889
St. John's Episcopal Church, El Dorado and Miner, Stockton, 1889
St. John's Episcopal Church, Guild Hall, El Dorado and Miner, Stockton, 1889(a)
Chapel of St. John the Evangelist Episcopal Church, 1860 S. Chelton Rd., Monterey, 1890 **(Figure 24)**
Chapel of St. Mary the Virgin, Filbert, between Filmore and Steiner, San Francisco, 1890
Chapel of the Holy Innocents, 455 Fair Oaks, San Francisco, 1890
Church of St. John the Evangelist, 15th and Julian Streets, San Francisco, 1890 (d) **(Figure 3)**
St. John's Episcopal Church, 5th and C Streets, Petaluma, 1890
Church of the Advent, 11th Street, San Francisco, 1891, **(Figure 25)** (d)
First English Lutheran Church, 16th and J, Sacramento, 1891(d)
St. James Episcopal Church, Paso Robles, 1891
St. Peter's Episcopal Church, Jefferson and Elm, Red Bluff, 1891
Trinity Church, 1668 Bush St., San Francisco, 1891
St. Luke's Church, Van Ness and Clay, San Francisco, 1896
Chapel, Church Divinity School of the Pacific, San Mateo, 1901 (d)

Public and Civic Buildings
Luning Building, Market, Drumm, and California Streets, San Francisco, 1892 (d)
Oakland Gas Heat and Lighting Company Building, 13th and Clay, Oakland, 1892 (d)
Beta Theta Pi fraternity house, 2607 Hearst Ave., Berkeley, 1893
Commercial building for Luning Estate, Turk and Larkin, San Francisco, 1893 (d)
Pacific Telephone (originally The Home Telephone Company) headquarters, 333 Grant, San Francisco, 1908

Described as "remarkably modern" and "quirky" Ernest Coxhead's notable home designs including 2421 Green are elaborately described by David Weinstein in his book with photographer Linda Svendsen published by Gibbs and Smith, *Signature Architects of the San Francisco Bay Area* **(Figures 26, 27, 28, 29, 30):**

Residences
Alpheus Sturge House, Thomas Street, Los Angeles, 1888
James McKinley House, West Adams Ave., Los Angeles, 1889 (d)
James Davis House, San Mateo, 1890 (d)
David Greenleaf House, Santa Clara Ave., Alameda, 1891
James McGauley House, 2423 Green, San Francisco, 1891
Andrew Carrigan House, Park Drive, San Anselmo, 1892
E. Wiler Churchill House, Combs Drive, Napa, 1892 **(detail, Figure 28)**
David Loring House, Channing Way, Berkeley, 1892(d)
Coxhead Family "Country" Residence, NRHP #00000322, 37 East Inez Ave., San Mateo, 1893. (Typical at that time families had a country residence for the weekends and summer months and city residence to use during the work week).
William Loy House, Ellsworth Street, Berkeley, 1893 (d)
Charles Murdock House, 2710 Scott Street, San Francisco, 1893 **(Figure 32)**
George Whittell House, 1271 Caroline Street, Alameda, 1893
Edwin Tobias Earl House, Wilshire Blvd., Los Angeles, 1894
Gillespie House, 2940 Jackson Street, San Francisco, 1894
Andrew Carrigan House, 96 Park Drive, San Anselmo, 1895
James Brown-Reginald Knight Smith House, 2600 Jackson St., San Francisco, 1895 **(Figure 31)**
Earl House, Wilshire Blvd., Los Angeles, 1895
McFarland House, 400 Clayton Street, San Francisco, 1895
Russell Osborn House, 3362 Clay Street, San Francisco, 1896
C.L. Perkins House, 157 Elm, San Mateo, 1896 (d)
John Simpson House, 2520 Vallejo, San Francisco, 1896 (d)
James Ferguson House, 2511 Baker Street, north of Vallejo, San Francisco, 1897
Robert Foute House, 1915 Gough Street, San Francisco, 1897 (d)
Margaret Jones House, 1820 Washington Street, San Francisco, 1897 (d)
Lilienthal Houses, California and Gough, San Francisco, 1897
Alonzo McFarland Apartment House, O'Farrell Street, San Francisco, 1897
Julian Sontag House, 2700 Scott, San Francisco, 1897, extant
Irving Scott House, Pacific Avenue, west of Divisidero, San Francisco, 1899
Sarah Spooner House, San Francisco, 1899-1900

Charles Dougherty House, Foothill Road, Pleasanton, 1900
Julian Waybur House, 3232 Pacific Ave., San Francisco, 1900, NRHP #11000143.
George Bixby House, Long Beach, 1901
George Stratton House, Hillside Avenue, Berkeley, 1901 (d)

(d) lost, demolished

Ownership of Property

The house was designed and occupied as the architect's personal residence and presumably also used as a studio in 1892, and built in 1893. While the house was under construction, Coxhead lived at 2419 (a.k.a. 2417) Green (Longstreth). From 1893-1922 the residence was owned by the Coxhead brothers. Ernest lived in the home with his wife and three children until 1903. The house was considered a family residence with various members of the Coxhead family meeting and living there during appropriate weather until 1922. In 1922 his brother Almeric sold the house to the E.H. Bosquis (a.k.a. Edward Bosqui) family, a San Francisco painter who sold the house to Reed Hunt a number of years later.

1953 Reed Hunt sold the house to Mr. and Mrs. Francis Carroll.

1968 The James Walker family.

1971 Don and Dian Staley.

1981 Mike and Judy O'Shea. Mike O'Shea was a book artist, painter, and photographer. Judy O'Shea was a corporate CEO, writer, and artist.

1989 Philip and Rose Kaufman. Rose, who passed away in 2009, was a writer and a member of the Motion Picture Academy. Philip Kaufman is a writer, director, and film producer whose films have received 25 Academy Award nominations and 15 Emmy Award nominations. Three films on which he is credited have been inducted into the National Film Registry: *The Right Stuff, Raiders of the Lost Ark, and The Outlaw Josey Wales.*

9. Major Bibliographical References

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Archival Material

Philip Kaufman Archives.

Richard Longstreth Collection.

Bancroft Collection, University of California at Berkeley. Ernest Coxhead Architectural Drawings.

Library, San Francisco Public Library, Handy Block Books of San Francisco, San Francisco: The Hicks-Judd Company, 1909-10 Edition.

Kathryn Marsh Shaffer AIA Collection.

Lawrence B. Karp & Carol L. Karp AIA Collection.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: __U.C. Berkeley: Environmental Design Archives, Ernest Coxhead Collection, 1919-1988 ; Bancroft Collection, Berkeley, California, Berkeley Architectural Heritage Association: BAHA,

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property _less than one acre_____

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 37.795479 Longitude: -122.439416

Verbal Boundary Description (Describe the boundaries of the property.)

APN 0560027. Property labeled "A.W.S. Coxhead" in the 1909-1910 San Francisco Handy Block Book, the block bounded by Vallejo Street on the South, Scott Street on the West, Green Street on the North and Pierce Street on the East **(Figure 2)**.

Boundary Justification (Explain why the boundaries were selected.)

The building sits on one parcel. The boundary includes the building and the landscapes historically associated with the building.

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11. Form Prepared By

Names/Titles: Lawrence B. Karp, Architect & Carol L. Karp, Architect AIA
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City or Town: Orinda State: CA Zip Code: 94563
e-Mail: lbk@karp.ca & carol@karp.ca
Telephone: (415) 860-0791
Date: August 9, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Coxhead, Ernest, Residence and Studio
City or Vicinity:	San Francisco
County:	San Francisco
State:	California
Photographer:	Kathryn M. Shaffer AIA unless noted otherwise
Date Photographed:	March 23, 2017 unless noted otherwise

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 32 Ernest Coxhead house, view from the Northwest (front), camera facing southeast, March 29, 2017.

2 of 32 North (front) elevation, camera facing south, March 29, 2017.

3 of 32 Northwest (front elevation), camera facing southeast with neighborhood views, Lawrence B. Karp photographer, March 16, 2017.

4 of 32 Aerial, North (front elevation) and roof view, aerial camera facing southeast.

5 of 32 Aerial, South and East (rear and side elevations), aerial camera facing northwest.

6 of 32 Aerial, South and East (rear and side elevation), aerial camera facing northwest.

7 of 32 South (rear elevation) with views of San Francisco Bay, camera facing northeast.

8 of 32 Aerial photo of entire lot with neighbors and street.

9 of 32 North and West views, street elevation, Philip Kaufman photographer, May 23, 2017.

10 of 32 Green Street elevation, North (front) elevation, Philip Kaufman photographer, May 23, 2017.

11 of 32 South Elevation, Philip Kaufman photographer, May 23, 2017.

12 of 32 Dormer detail, Philip Kaufman photographer, May 23, 2017.

13 of 32 Entry portico, stair, and steep roof details capturing natural light. Philip Kaufman photographer, May 23, 2017.

14 of 32 North elevation, studio window on Northeast corner. Philip Kaufman photographer, May 23, 2017.

15 of 32 English entrance blended with Shingle Style. Philip Kaufman photographer, May 23, 2017.

16 of 32 Dining room. Philip Kaufman photographer, May 23, 2017.

17 of 32 Dining room with ship's pass through and corner fireplace. Philip Kaufman photographer, May 23, 2017.

18 of 32 Ship's stair. Philip Kaufman photographer, May 23, 2017.

19 of 32 Gallery ceiling with natural light. Philip Kaufman photographer, May 23, 2017.

20 of 32 Attendant bench at window. Philip Kaufman photographer, May 23, 2017.

21 of 32 Fireplace detail. Philip Kaufman photographer, May 23, 2017.

22 of 32 View of Casebolt house and San Francisco skyline from upstairs window. Philip Kaufman photographer, May 23, 2017.

23 of 32 Top floor fireplace and ceiling detail. Philip Kaufman photographer, May 23, 2017.

24 of 32 Windows and doors to urban garden. Philip Kaufman photographer, May 23, 2017.

25 of 32 Dormers naturally light and ventilate upstairs office. Philip Kaufman photographer, May 23, 2017.

26 of 32 Interior gallery and fireplace. Philip Kaufman photographer, May 23, 2017.

27 of 32 Interior gallery and ships stair. Philip Kaufman photographer, May 23, 2017.

28 of 32 A dramatic English style comforting hearth. Philip Kaufman photographer, May 23, 2017.

29 of 32 Modulated ceiling configurations to achieve a dramatic effect around a cozy hearth. Philip Kaufman photographer, May 23, 2017.

30 of 32 View of the Casebolt House from the Coxhead house garden . Philip Kaufman photographer, May 23, 2017.

31 of 32 Interior view of the presumed studio of the house and Northeast corner window where Coxhead presumably had his drafting table naturally lit with North light and views of the street and the San Francisco Bay beyond.

32 of 32 Exterior view with the corner Cotswold style window presumably for Ernest Coxhead's drafting table on the third floor. The photo shows how the building design maximizes the street frontage and highlights the narrowness of the lot.

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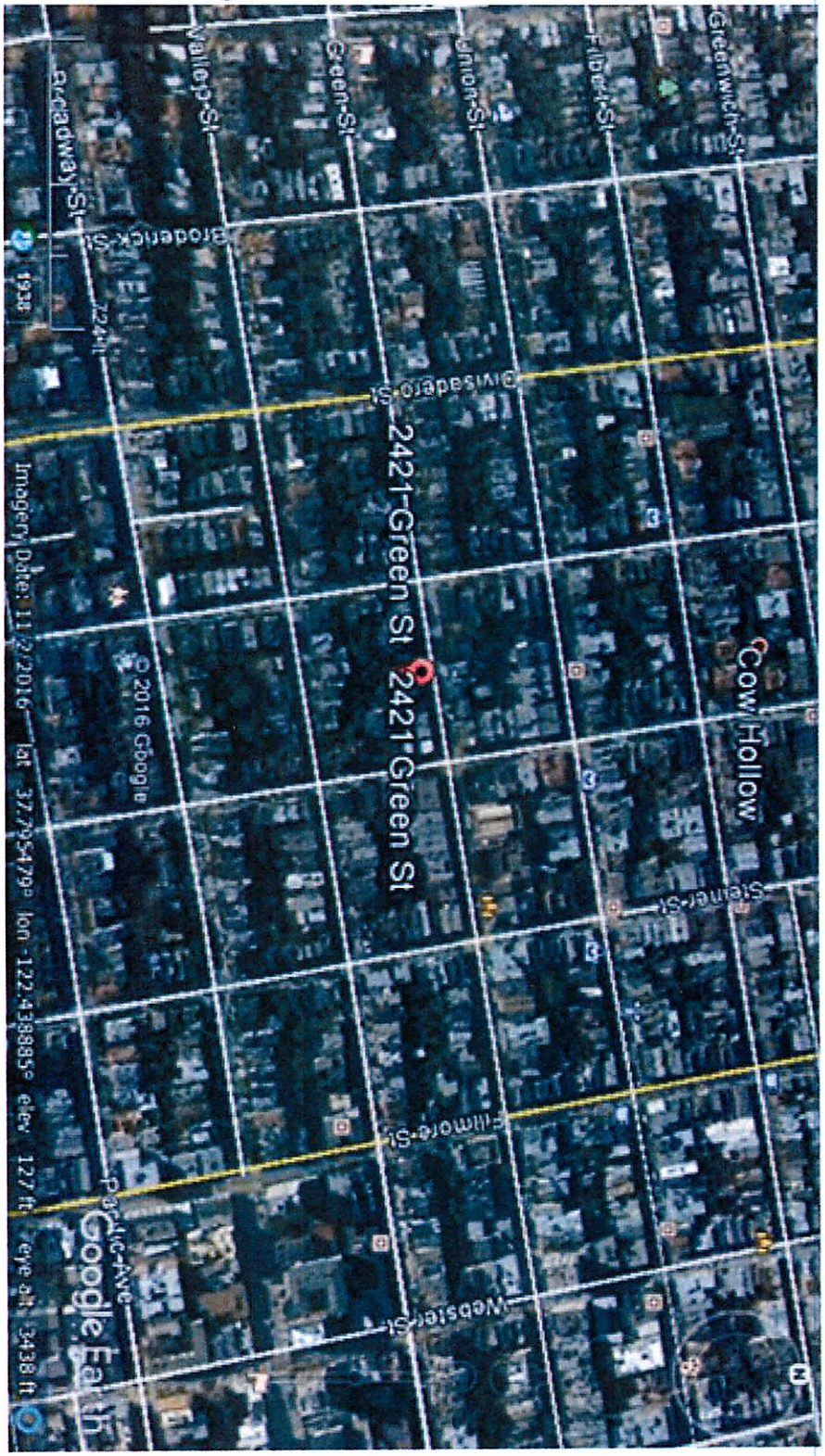
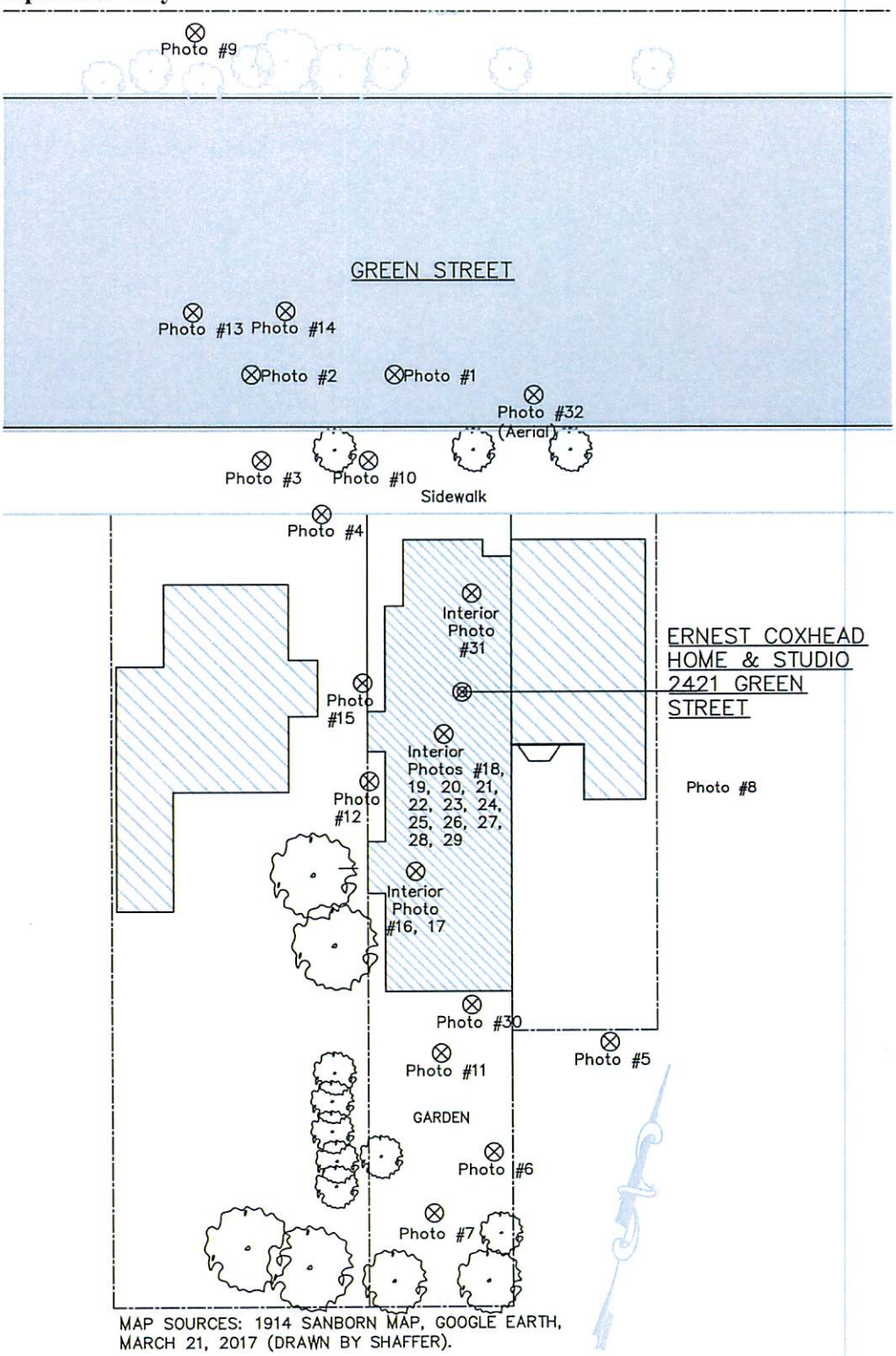
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Location Map

Latitude: 37.795479 Longitude: -122.439416



Sketch Map/Photo Key



MAP SOURCES: 1914 SANBORN MAP, GOOGLE EARTH, MARCH 21, 2017 (DRAWN BY SHAFFER).

Figure 1. Floor Plan, drawn by Howard Moise (Longstreth)

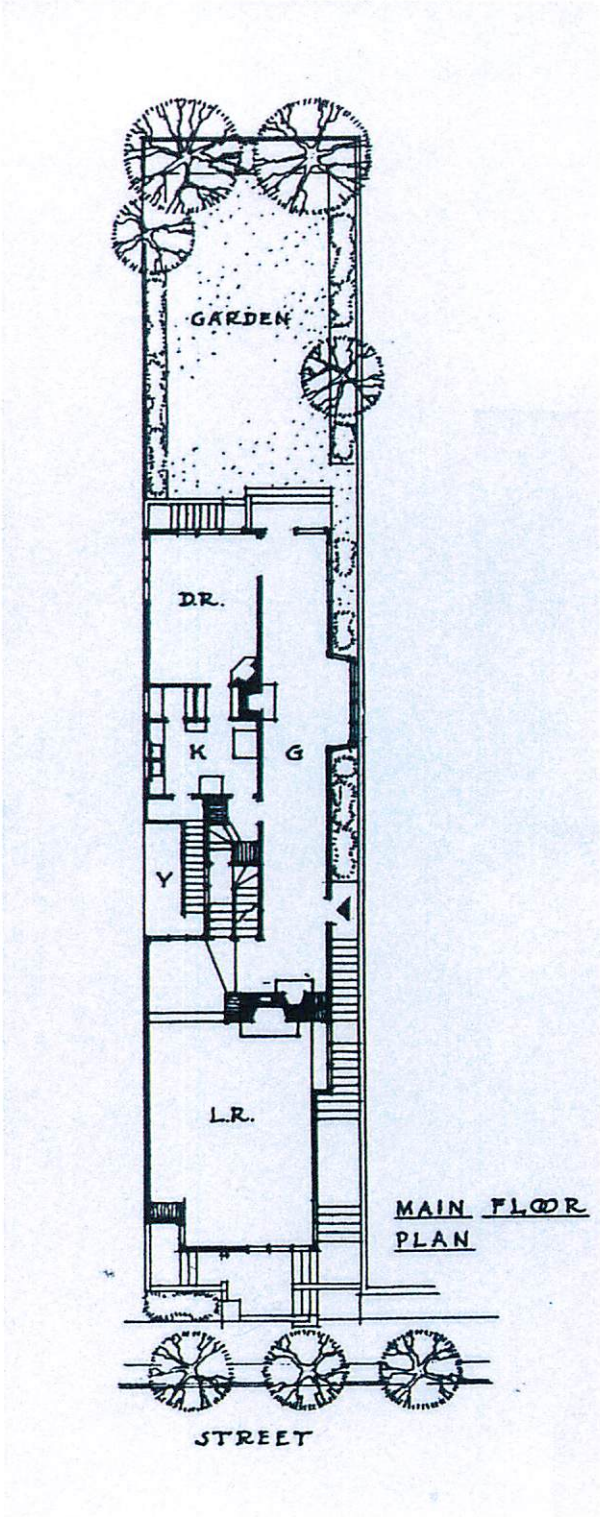


Figure 2. Pre-construction, looking north, 1892; Coxhead lot center, McGauley House left. San Francisco Bay in the distance (Kaufman Archives, photographer unknown)

Figure 3. Church of St. John the Evangelist, San Francisco, 1890-91, featuring tower facades and steeply pitched roofs also featured in The Ernest Coxhead Residence and Studio, destroyed 1906 (Longstreth, p. 97, photographer unknown) .

Figure 4. Ernest Coxhead house, 1893 *(during construction, left)* James McGauley house, 1892 *(right)* (Longstreth, p. 128, photographer unknown)

Figure 5. Coxhead house, uphill, rear view, of the West and South elevations, 1893, during construction (Longstreth, p. 128, courtesy John Beach, photographer unknown)

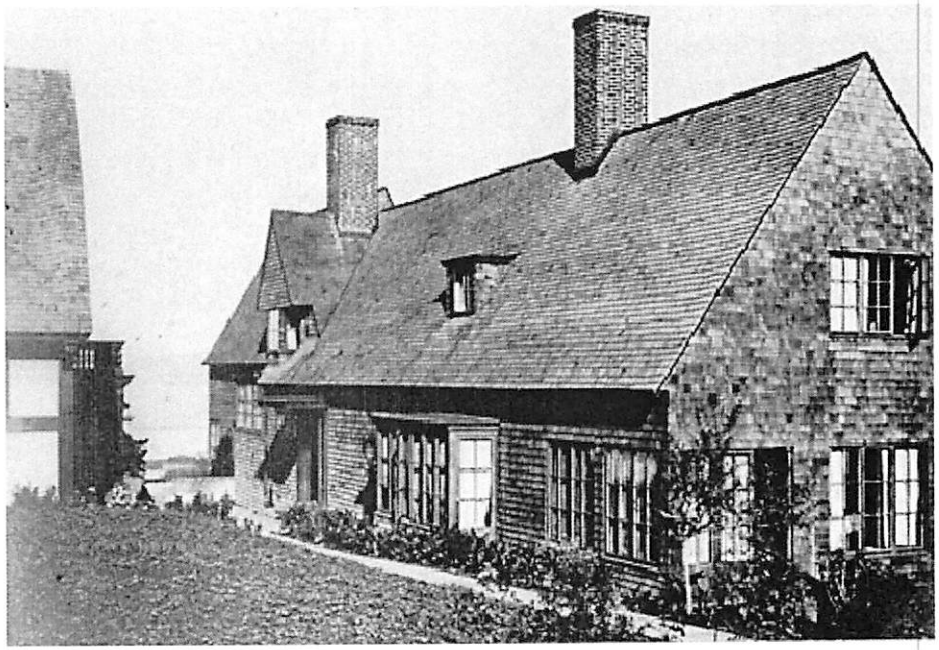


Figure 6. "Coxhead with his daughter in the garden of their San Francisco house, ca. 1900 (courtesy John Beach)."(Longstreth, p. 4).

Figure 7. "Ernest Coxhead's House, San Francisco, California, 1893…thanks to his work and education Coxhead possessed a solid grounding in classical design, with its emphasis on a clear expression of the building program and its emphasis on proportions." Excerpt from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999, pages 124-129)

Figure 8. "In his own residence there is an ever-changing path up to and through the premises." (1977, Longstreth, photographer, p. 130)

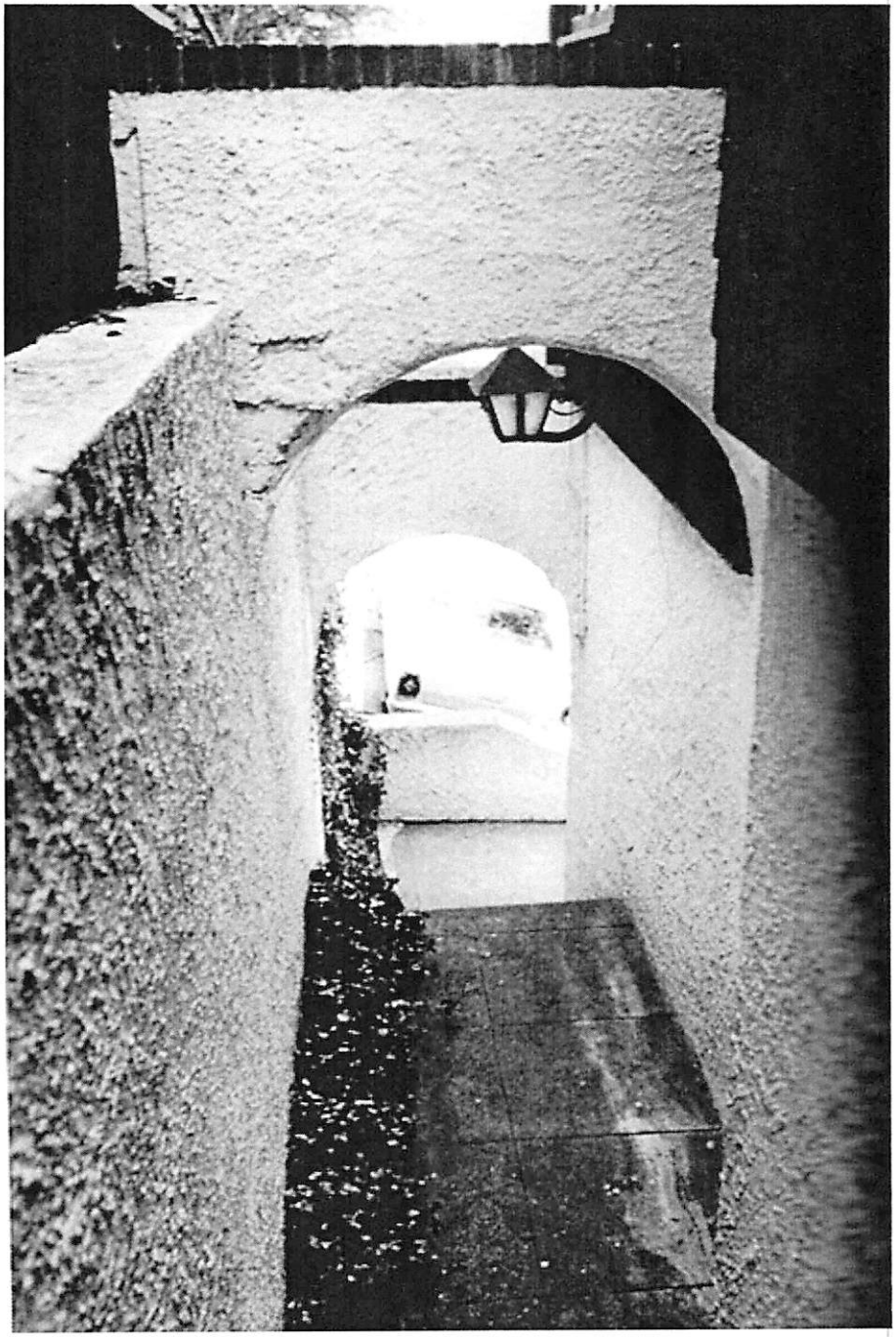


Figure 9. Front Elevation, drawn by Howard Moise (Longstreth)

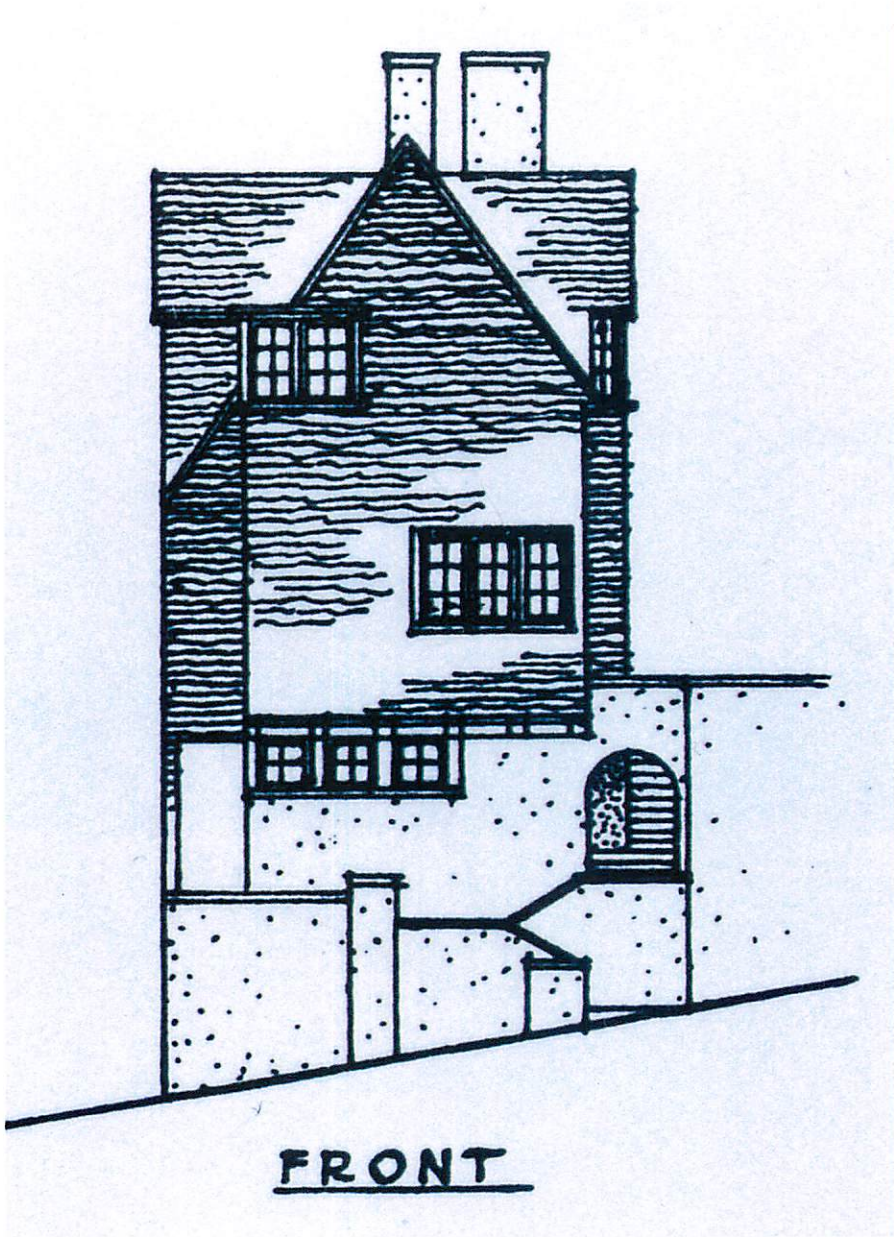


Figure 10. Architectural historians have highlighted features of this house in their work. Fireplace by front door opens to wide hall (left); redwood gallery from foyer to rear garden (right). From *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)

Figure 11. Dining room (left); Bedroom (center); Stairwell (right), from *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)

Figure 12. Dining room with garden views, from *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)

Figure 13. One of the narrowest lots in San Francisco, California: Sanborn Map Company, Volume. 3, 1913, Sheet 273. 2421 Green noted with arrow. Coxhead's design "exploits a difficult site to create a dramatic effect" (Longstreth, p. 128).

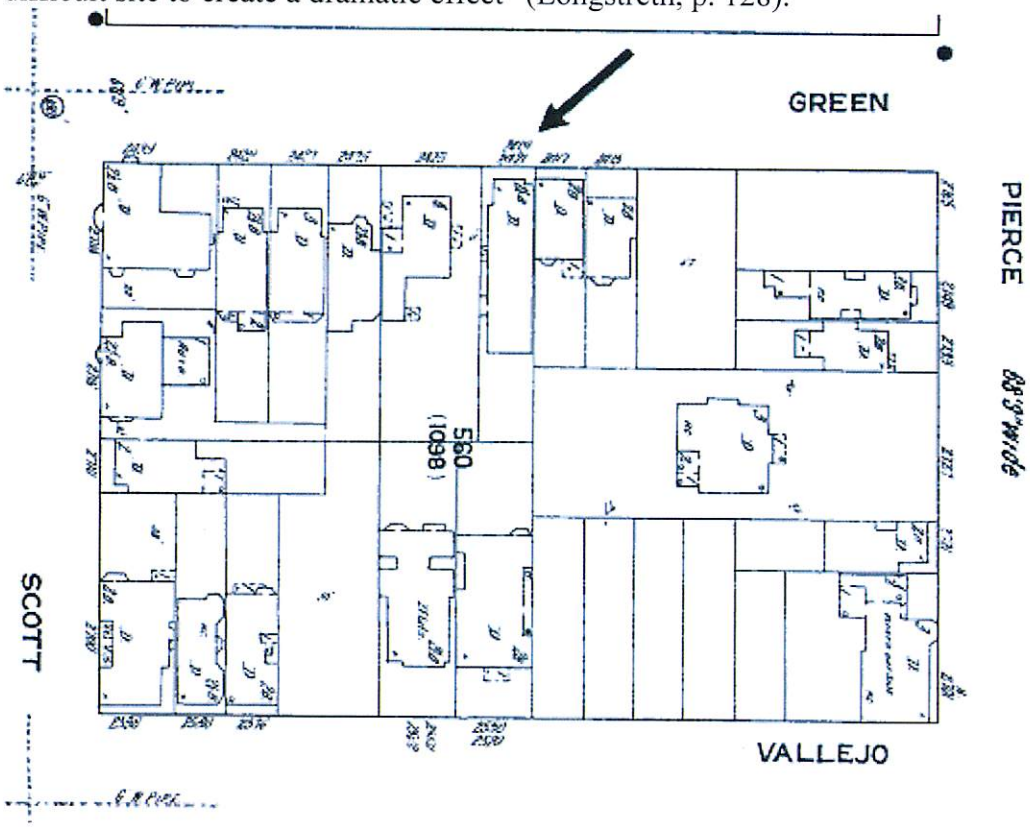


Figure 14. A functional fireplace at rear of long gallery for light and heat, from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999)

Figure 15. Living room, from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999)

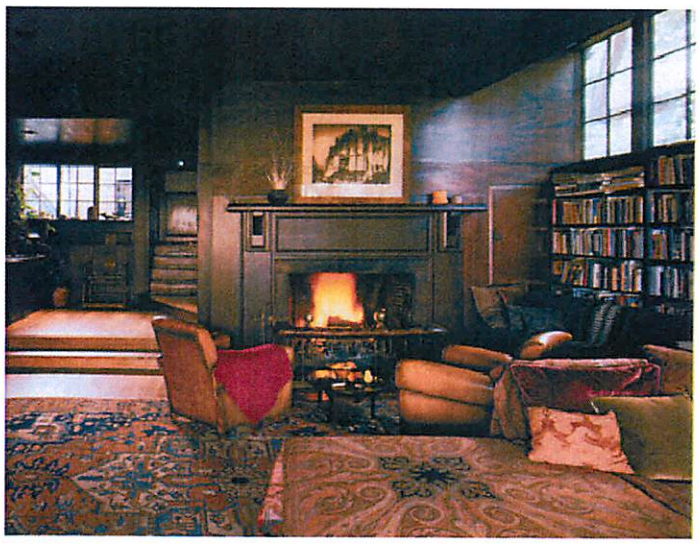


Figure 16. At the rear of the long gallery, from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999)

Figure 17. "The narrow site gave rise to some unusual innovations…with two hearths introduced, this gallery divides itself into separate sitting areas" (Roth/Morgan, p. 128), *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan).

Figure 18. "The tiny staircase demonstrates Coxhead's skill in turning the exigencies of a narrow lot to a picturesque advantage." (Roth/Morgan, p. 128)

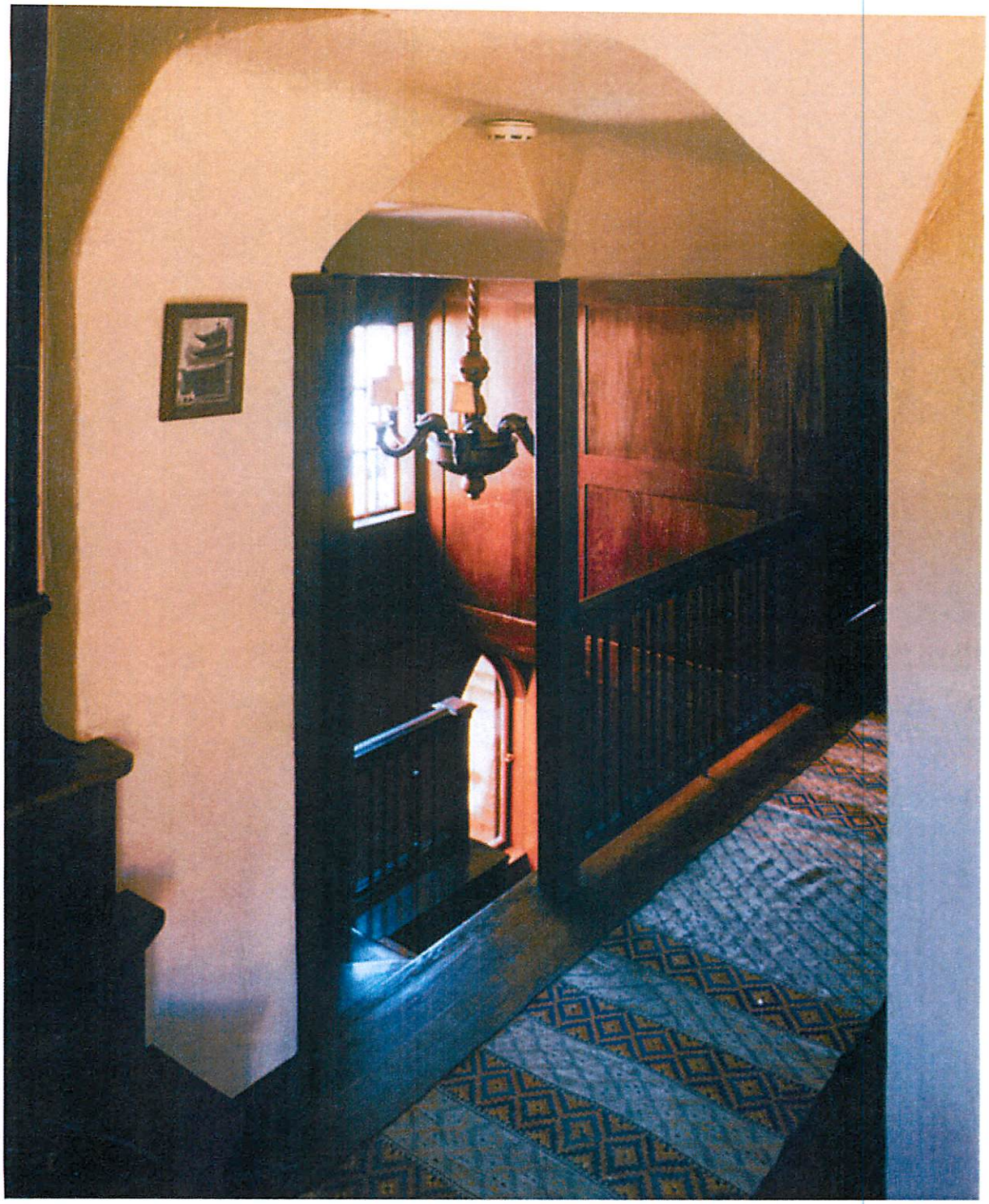


Figure 19. Unique exposed truss details, first experimented with in the studio of the Ernest Coxhead Residence and Studio **(Photo 29)** becomes a featured detail in a project for Frank Washington built at few years later in Mill Valley, California (Longstreth, p. 171).

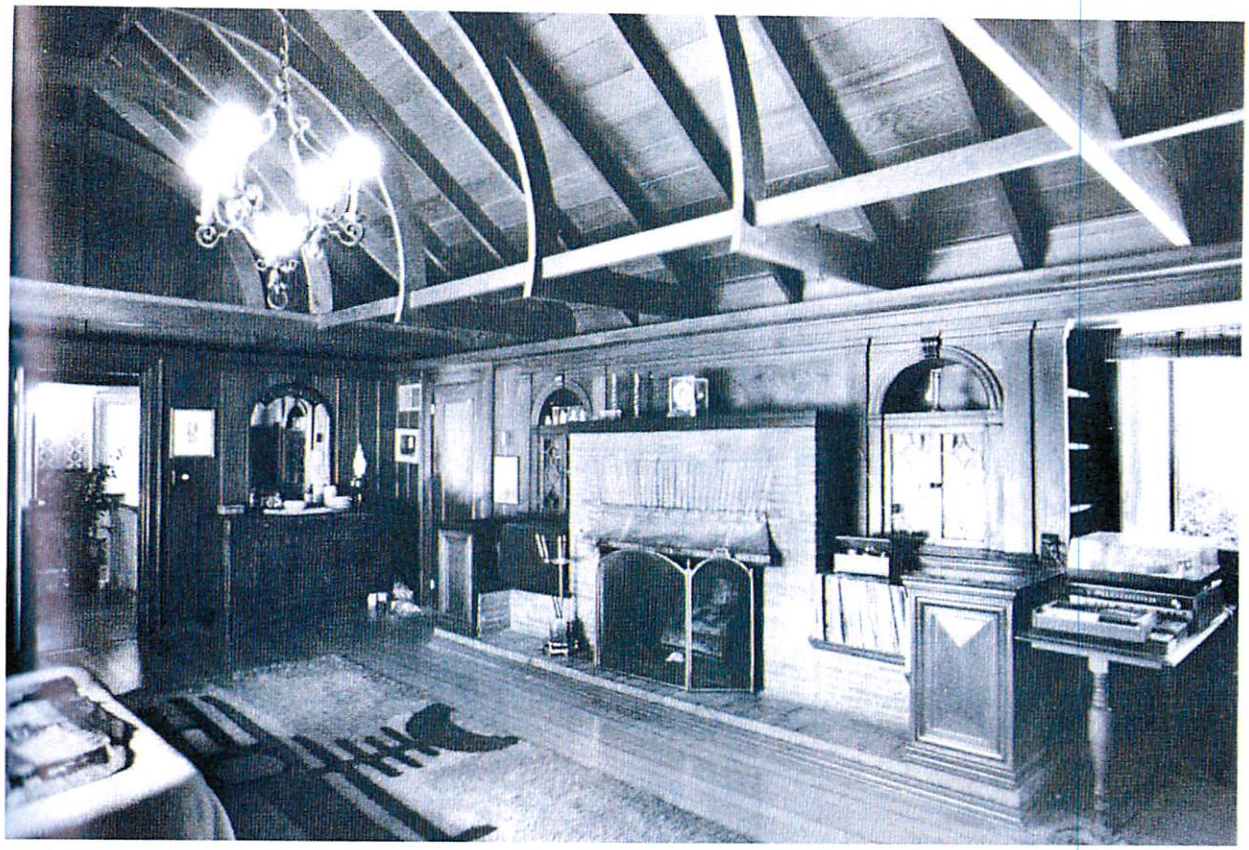


Figure 20. Gallery, from *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Longstreth © 1989)

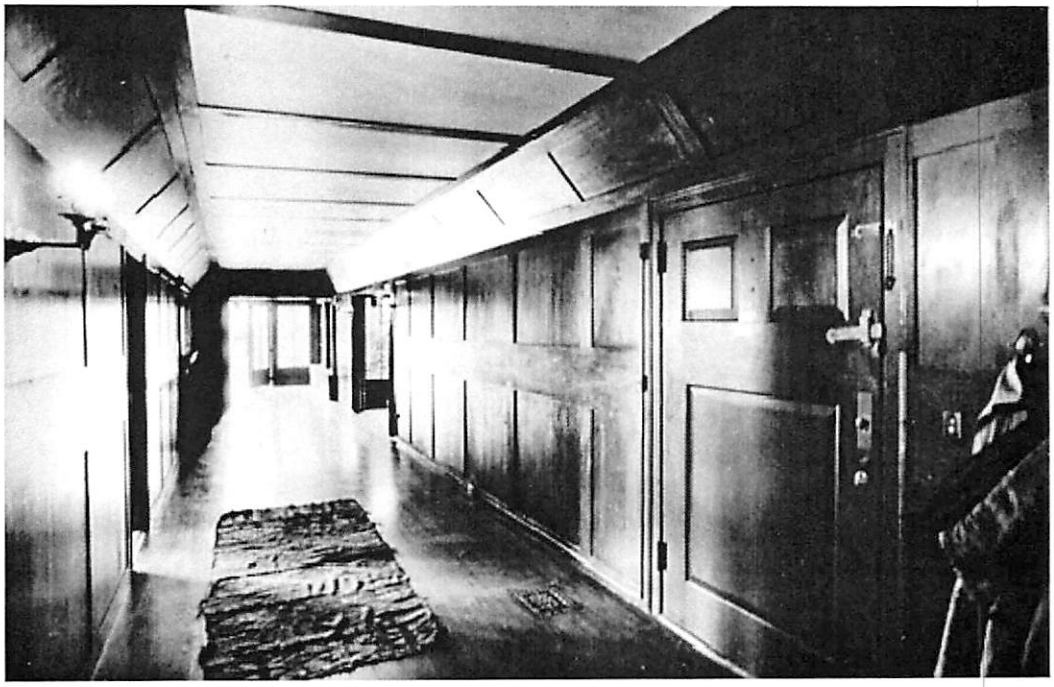


Figure 21. Living room, from *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Longstreth © 1989)

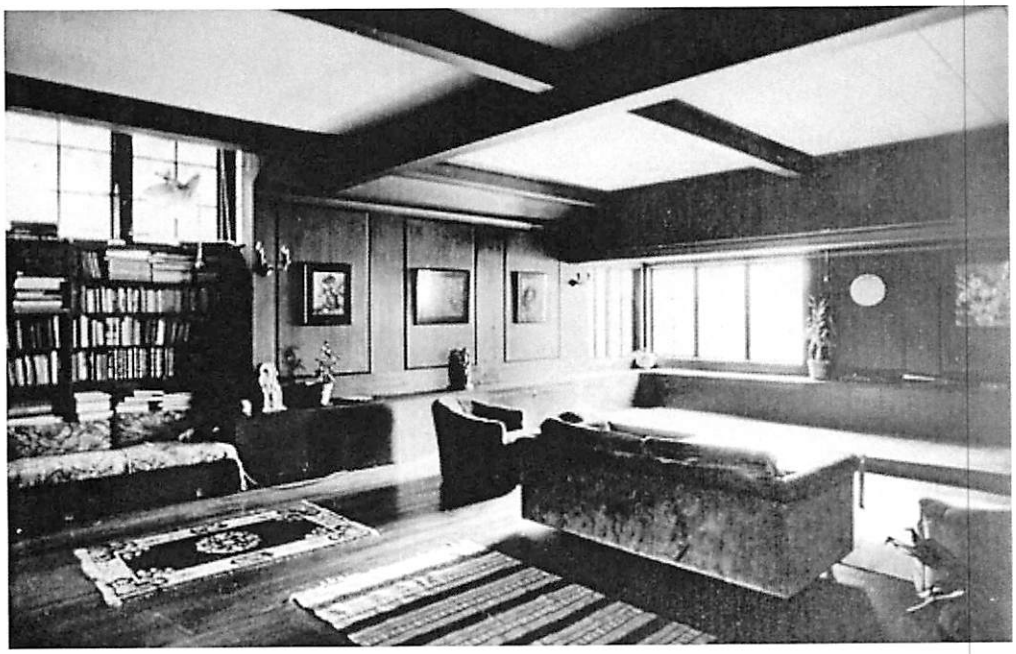


Figure 22. Street façade, featured in the book *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)

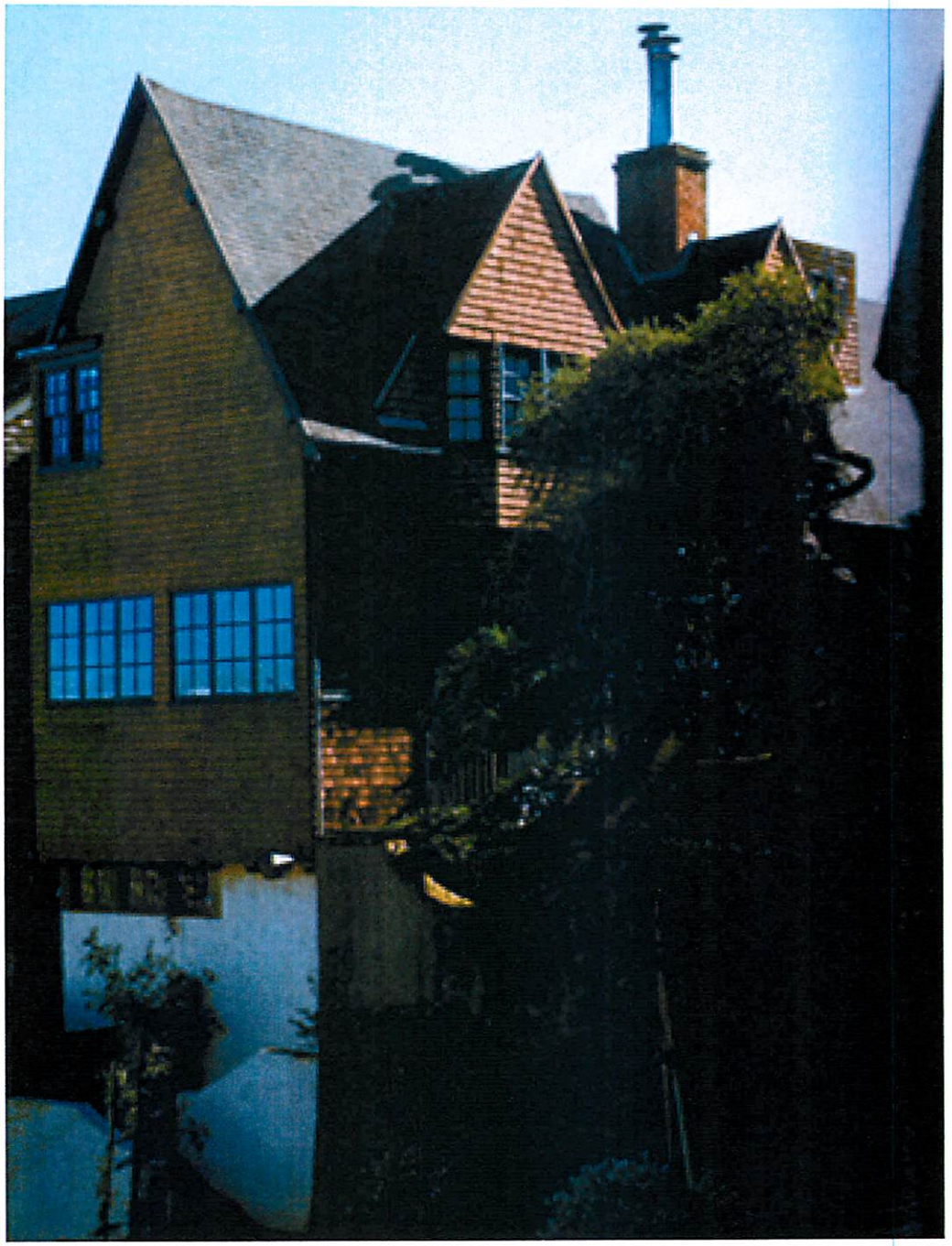


Figure 23. Ernest Coxhead (1863-1933), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)

Figure 24. St. John's Episcopal Church, Monterey (1891), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)

Figure 25. Church of the Advent, San Francisco (1891-92), from *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Longstreth © 1989)

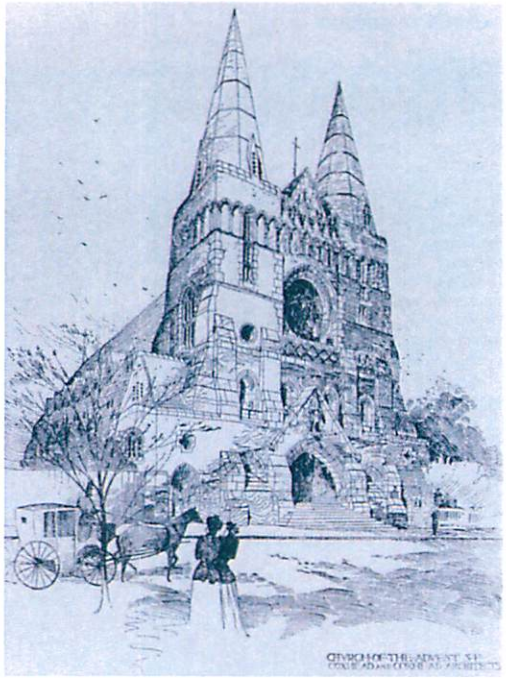


Figure 26. Julian Waybur House, San Francisco (2006), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006). A classical entrance with similar characteristics to Coxhead's own personal residence at 2421 Green.

A balcony takes the shape of the staircase within the San Francisco house.

Figure 27. Churchill House, Coombs Drive, Napa, California, (2006), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006). Another classical entrance experimenting with shingles and classical columns, details first featured in Coxhead's own residence at 2421 Green in San Francisco.

Figure 28. Innovative diamond shingle pattern discussed in *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006), a detail Coxhead developed in his own house first.

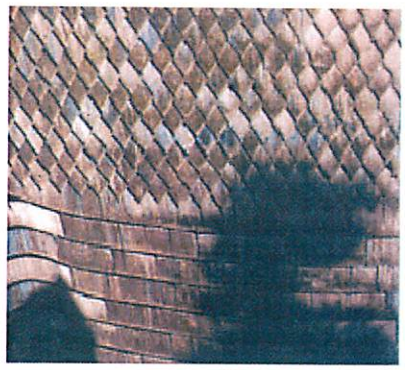


Figure 29. An example of Coxhead's "remarkably modern" and "quirky" interpretation of English Architecture to a California site, from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)

Figure 30. Stunning features of the Bay Area Shingle Style that started in Ernest Coxhead's own house are repeated in the country Churchill House constructed at the same time in Napa, California and is written about extensively in the book *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)

Figure 31. James Brown-Reginald Knight Smith house, 1895 (2017, photographer, Shaffer). A Coxhead house in San Francisco. This figure serves as a comparative analysis of Coxhead's training as an English architect and his ability to interpret it into a new California style of architecture making Coxhead one of the most influential architects in a developing geographic area at the turn of the twentieth century.

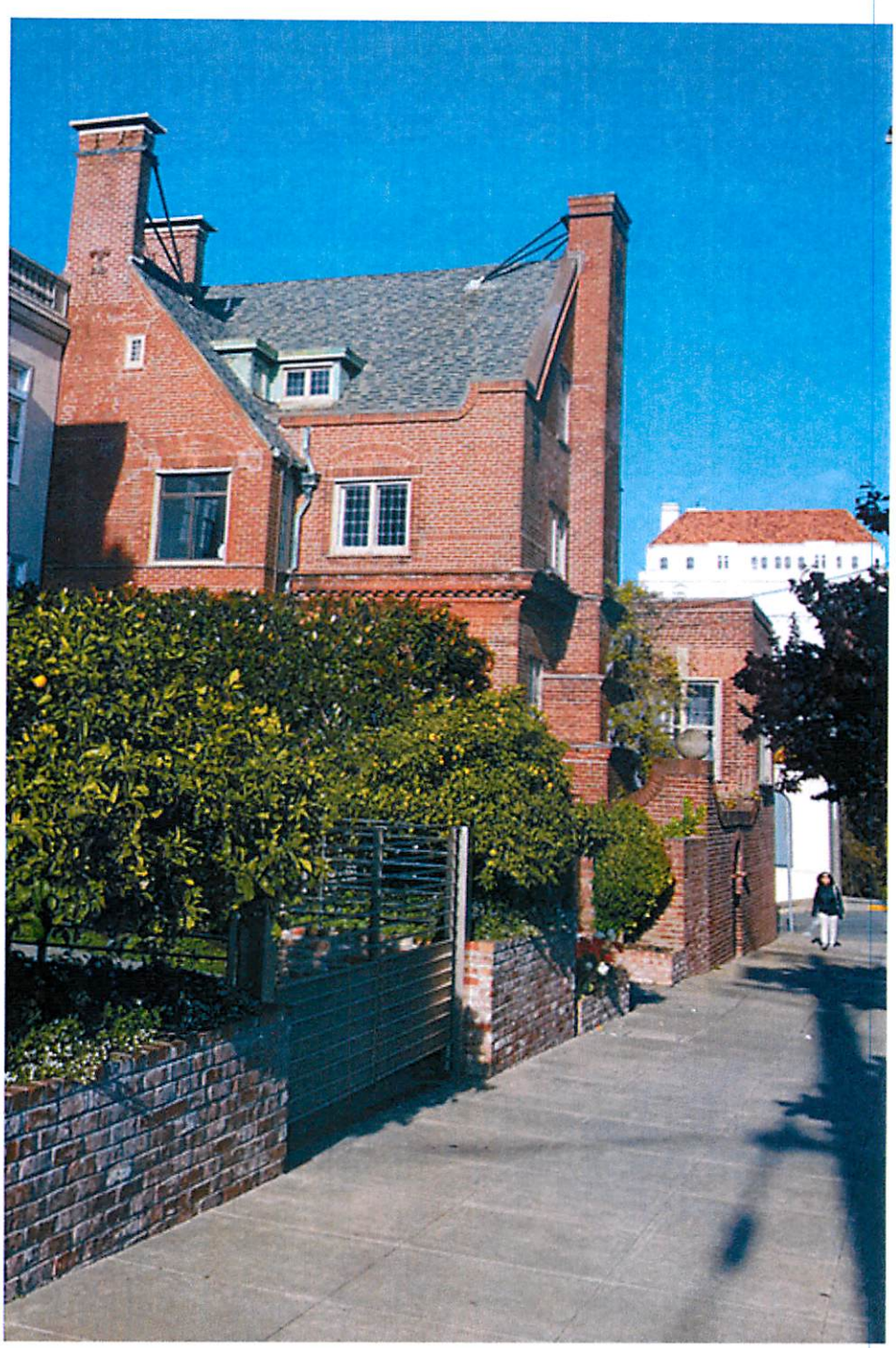


Figure 32. Charles Murdock House, San Francisco, 1893, an example of how Coxhead used his house to show examples of his design ideas that clients continued to use and replicate. Like the Ernest Coxhead Residence and Studio, the shingle style Murdock House also features an English entrance, steeply pitched roofs and a corner bay window to capture the San Francisco Bay view from the inside of the house (Longstreth, p. 132-33).

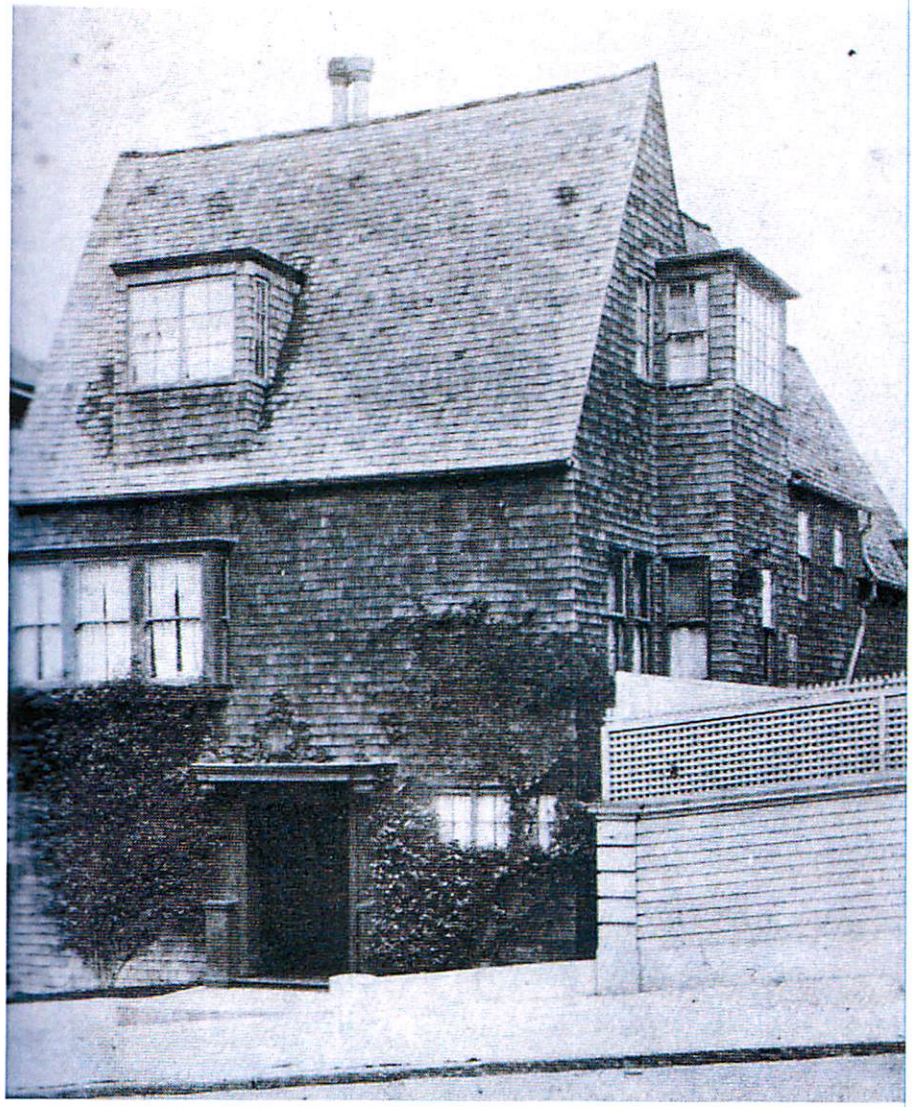
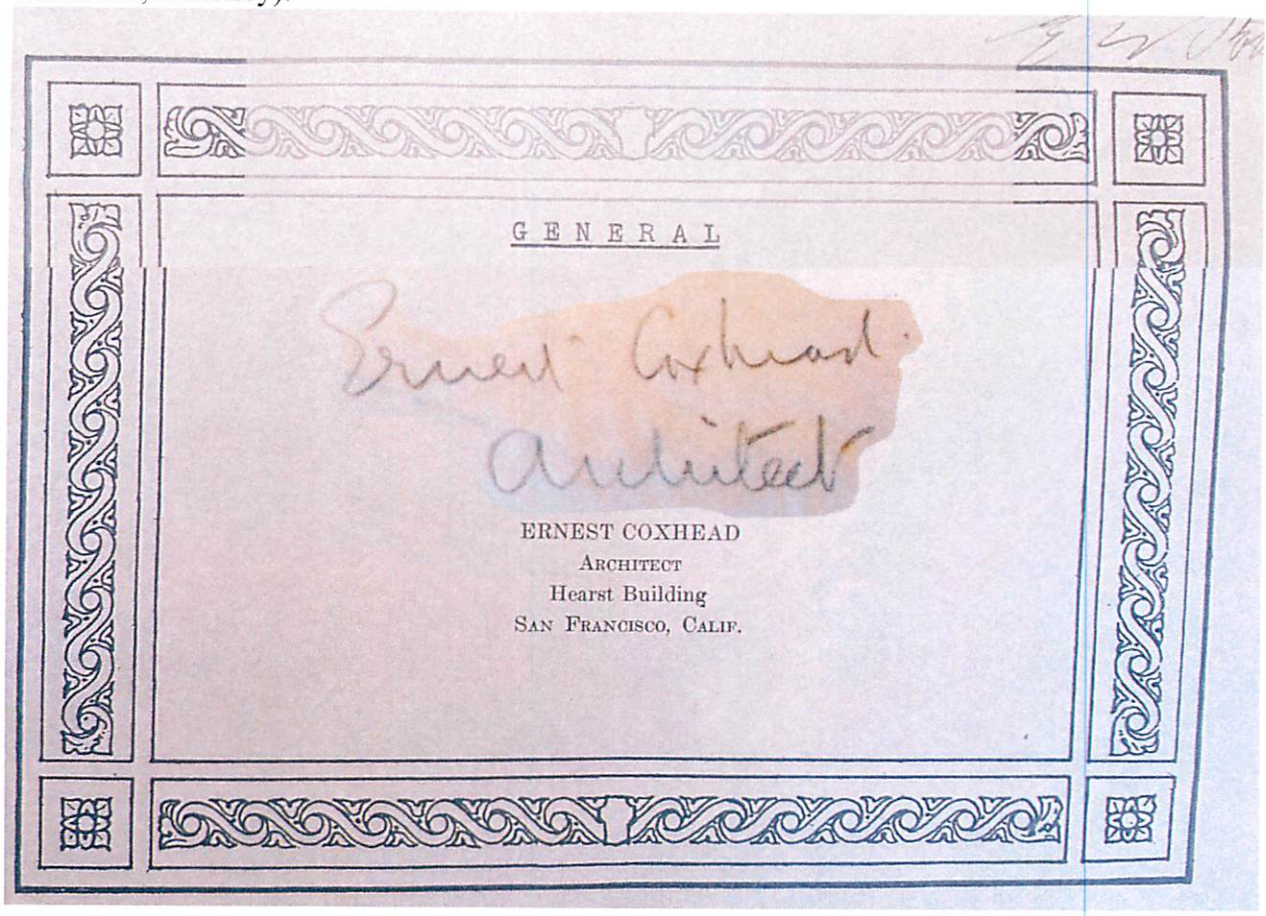


Figure 33. Ernest Coxhead, signature and business titleblock from the specifications for "Residence at Woodside, Calif" in the early 1900s (Source: The Bancroft Library, University of California, Berkeley).



Photos 2017

Photo 1 of 32. Ernest Coxhead house, view from the Northwest, capturing West sunlight.

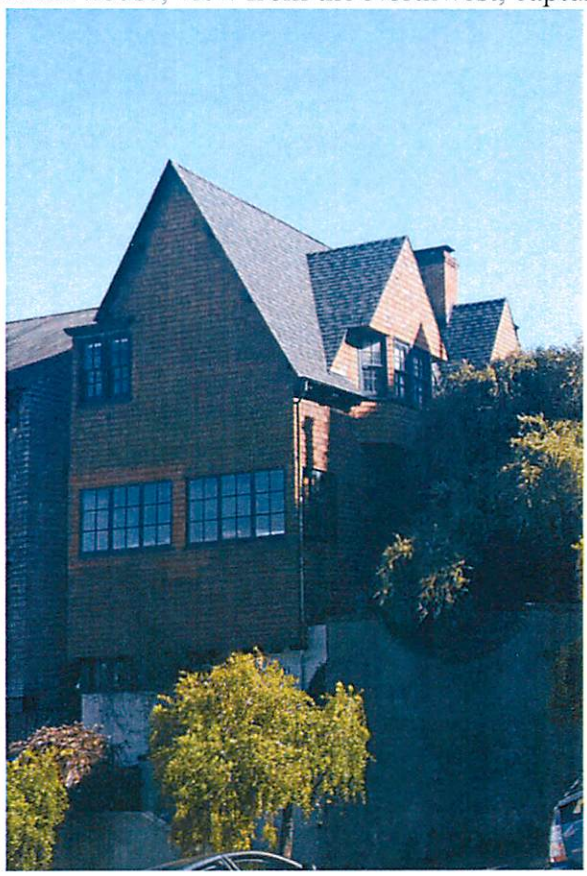


Photo 2 of 32. Ernest Coxhead's own house (left) with Coxhead's James McGauley house (1891) represented an "important shift in Coxhead's approach" (Longstreth)).

Photo 3 of 32. Bands of windows capturing views and light in an urban setting.

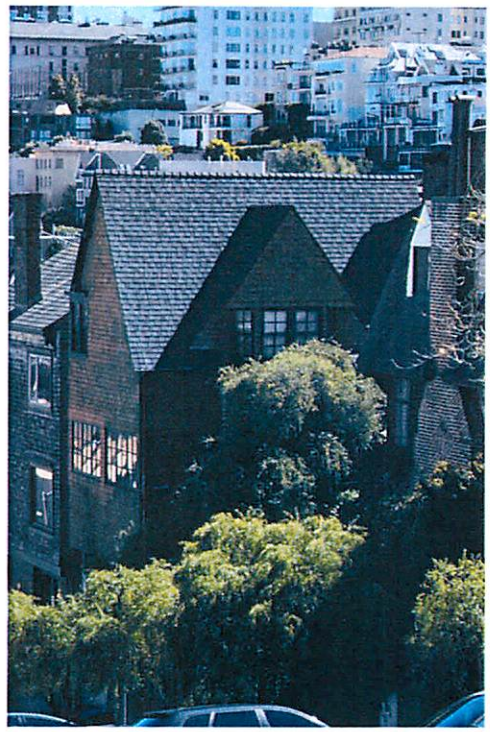


Photo 4 of 32. Winding staircase of varying widths connects the building with the street.

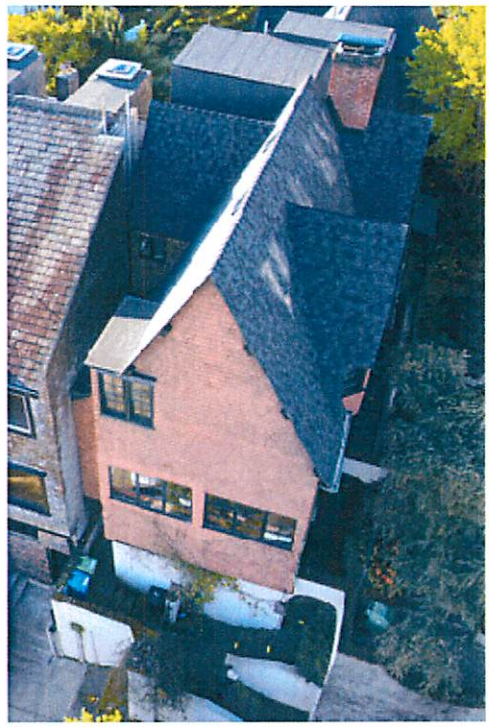


Photo 5 of 32. Dormers capture views and light.

Photo 6 of 32. Reminiscent of a Surrey barn.

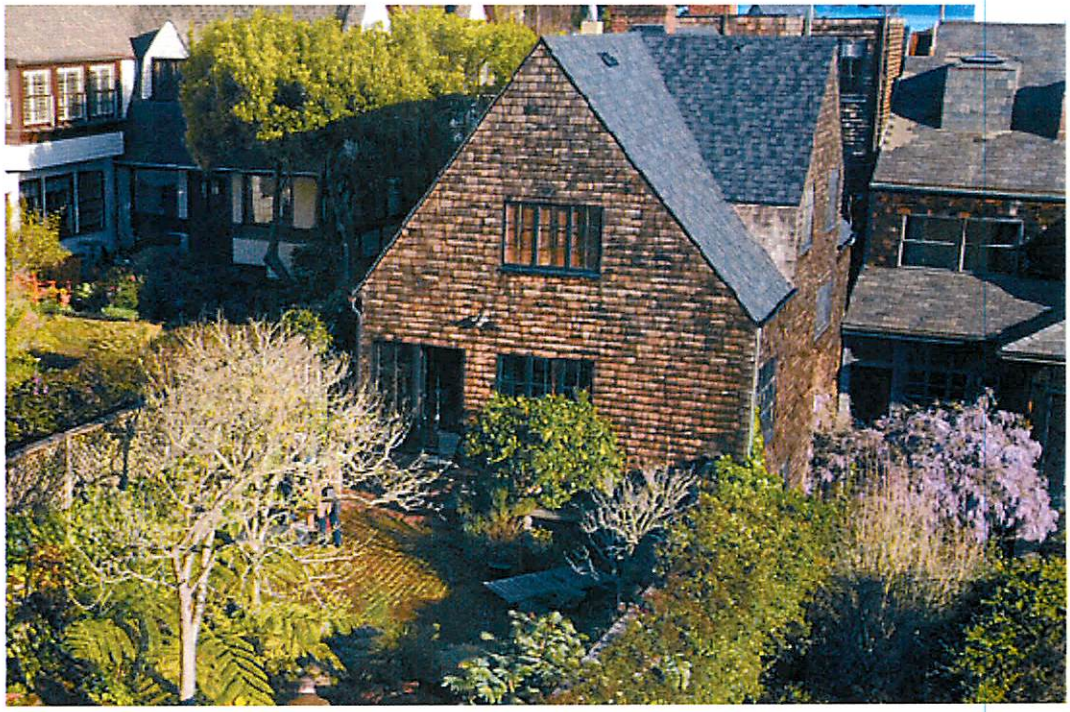


Photo 7 of 32. Capturing expansive views of the natural features of the San Francisco Bay area.

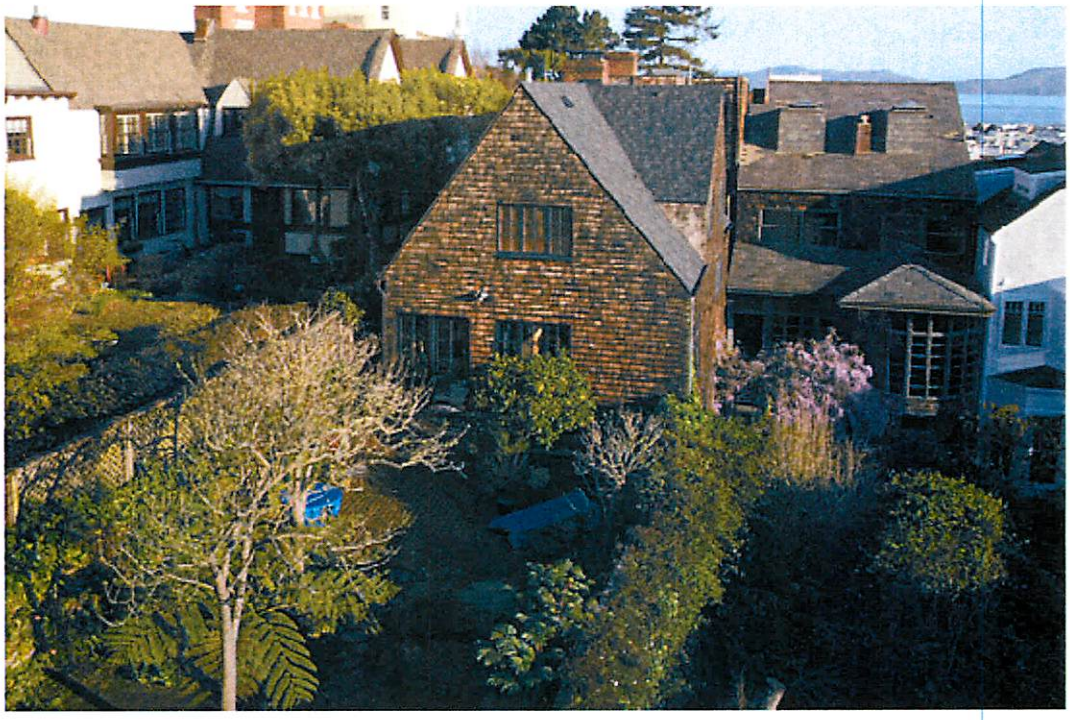


Photo 8 of 32. Nestled on a compact site.

Photo 9 of 32. Ernest Coxhead house, exploiting the use of dormers to achieve a dramatic effect and increase light and air into the interior (2017, Philip Kaufman, photographer)

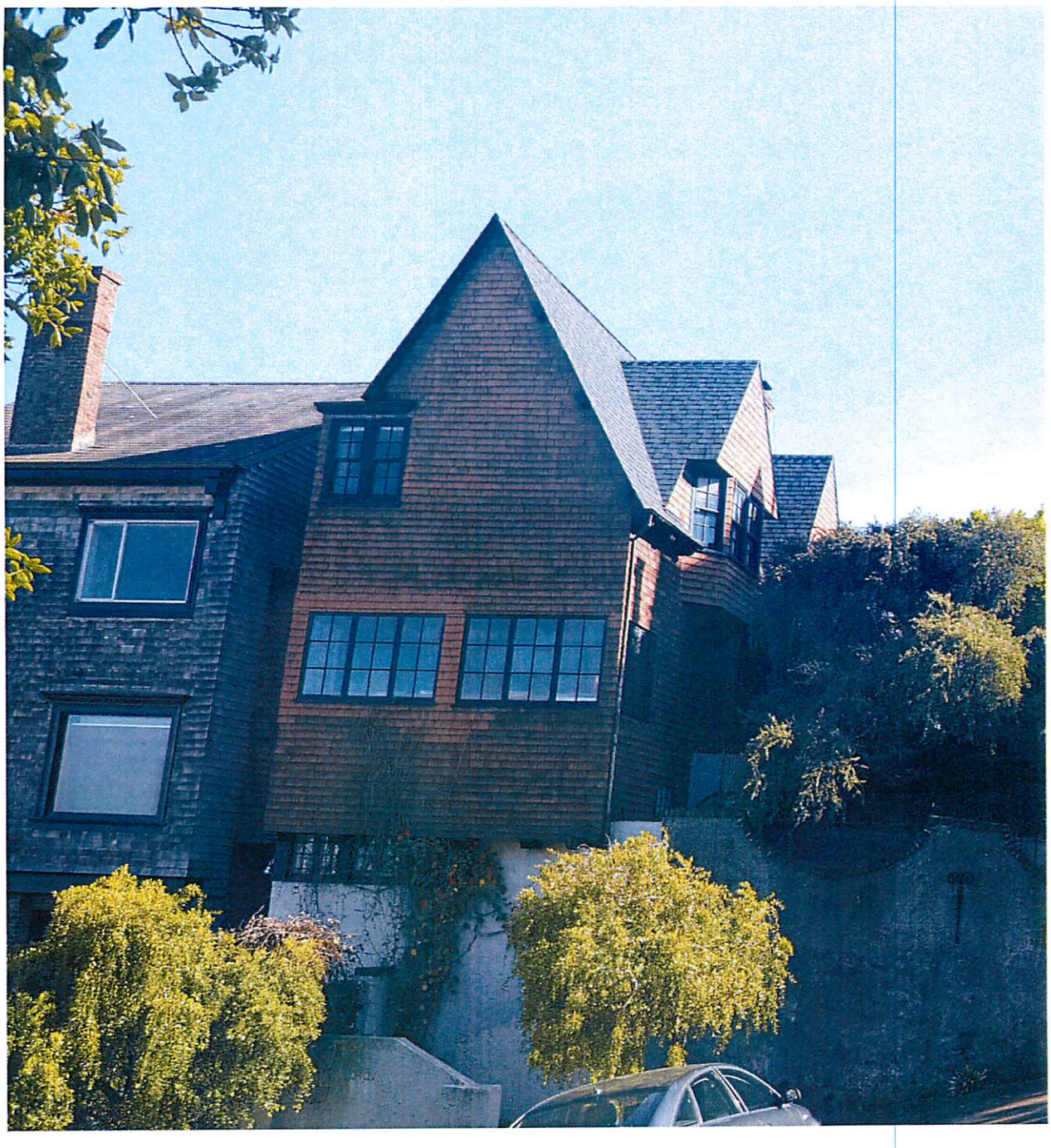


Photo 10 of 32. (May 2017, Philip Kaufman, photographer)

Photo 11 of 32. Ernest Coxhead Residence and Studio, rear (South) view, May 2017 (Philip Kaufman, photographer)

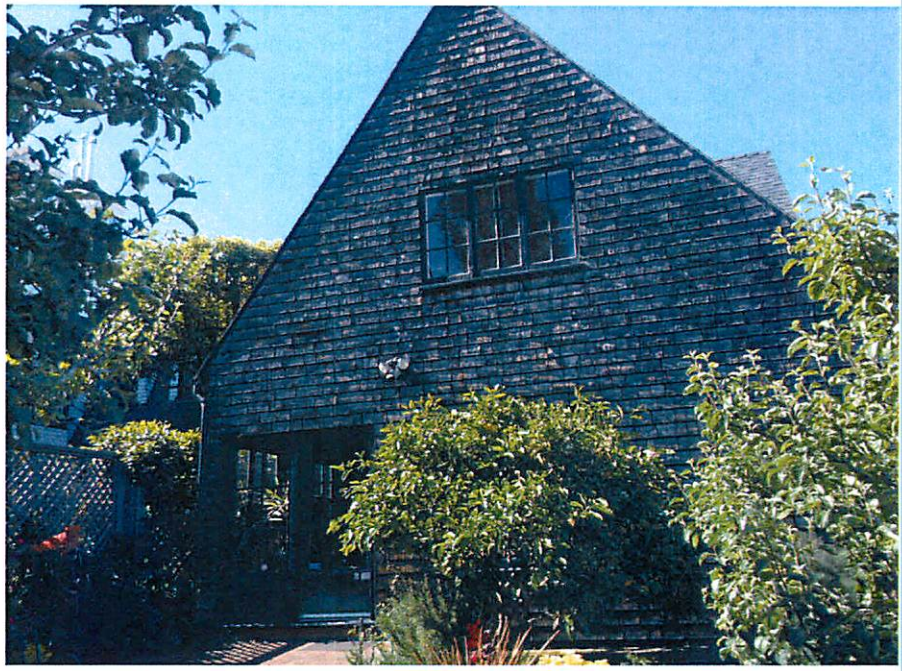


Photo 12 of 32. (May 2017, Philip Kaufman, photographer)

Photo 13 of 32. Exterior, "an ever-changing path up to and through the premises…as if it were an alley in an Italian hill town"(Longstreth, p.129), May 2017 (Philip Kaufman, photographer)

Photo 14 of 32. Front, North façade faces the street and provides natural light for the Living Room and upstairs studio, May 2017 (Philip Kaufman, photographer)

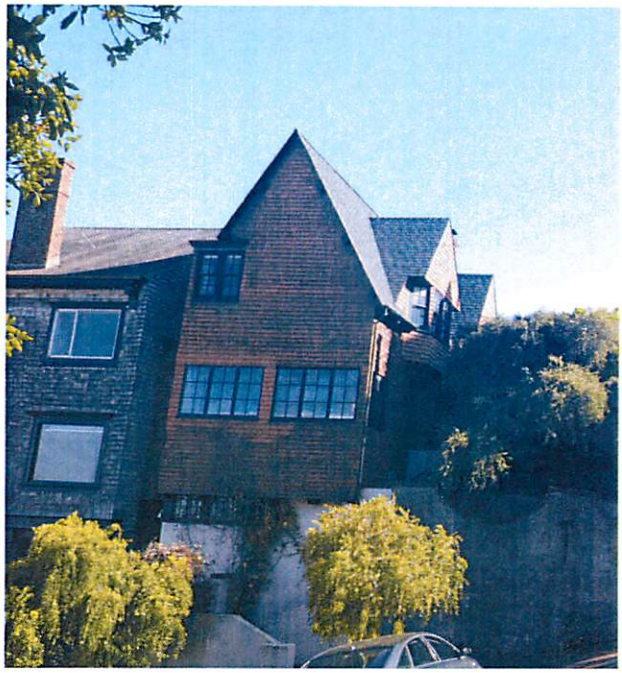


Photo 15 of 32. English Classical style front entrance, May 2017(Philip Kaufman, photographer). A typical Coxhead detail, interpreting classical details into a new Bay Area Style Architecture in 1893.

Photo 16 of 32. Dining room with garden view and views of the neighboring Casebolt House and McGauley House gardens, May 2017 (Philip Kaufman, photographer).

Photo 17 of 32. Dining room with corner fireplace and ship pass through window to interior gallery, May 2017 (Philip Kaufman, photographer).

Photo 18 of 32. With narrow nautical, ship-like quality: a ships stair to third floor, May 2017(Philip Kaufman, photographer).

Photo 19 of 32. Ceiling, stair and interior details, an ever changing path with nautical ship like qualities, May 2017 (Philip Kaufman, photographer).

Photo 20 of 32. "Attendant bench offer an observation deck from which to view houses across the street and catch glimpses of the San Francisco Bay beyond…"(Longstreth). May 2017 (Philip Kaufman, photographer).

Photo 21 of 32. A well designed gallery, the plan's one English component, with a fireplace at the end. The length of the gallery emphasized in the mirror reflection. May 2017 (Philip Kaufman, photographer).

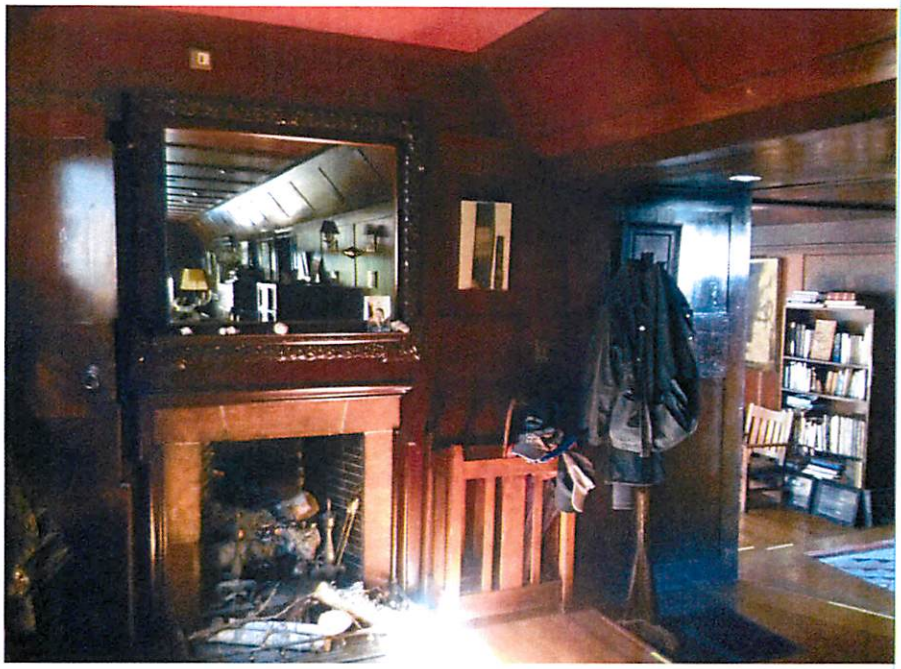


Photo 22 of 32. View of the neighboring Casebolt House (San Francisco City Landmark) and garden and the hills of San Francisco beyond. May 2017 (Philip Kaufman, photographer).

Photo 23 of 32. Varying ceiling heights, floor transitions, and a comforting hearth, May 2017 (Philip Kaufman, photographer).

Photo 24 of 32. Southwest doors provide a naturally lit view to the garden and neighboring gardens beyond, May 2017(Philip Kaufman, photographer).

Photo 25 of 32. A well lit dormer provides natural light into an office, May 2017(Philip Kaufman, photographer).

Photo 26 of 32. Windows naturally light the galley with a glimpse of one of the fireplaces, May 2017 (Philip Kaufman, photographer).

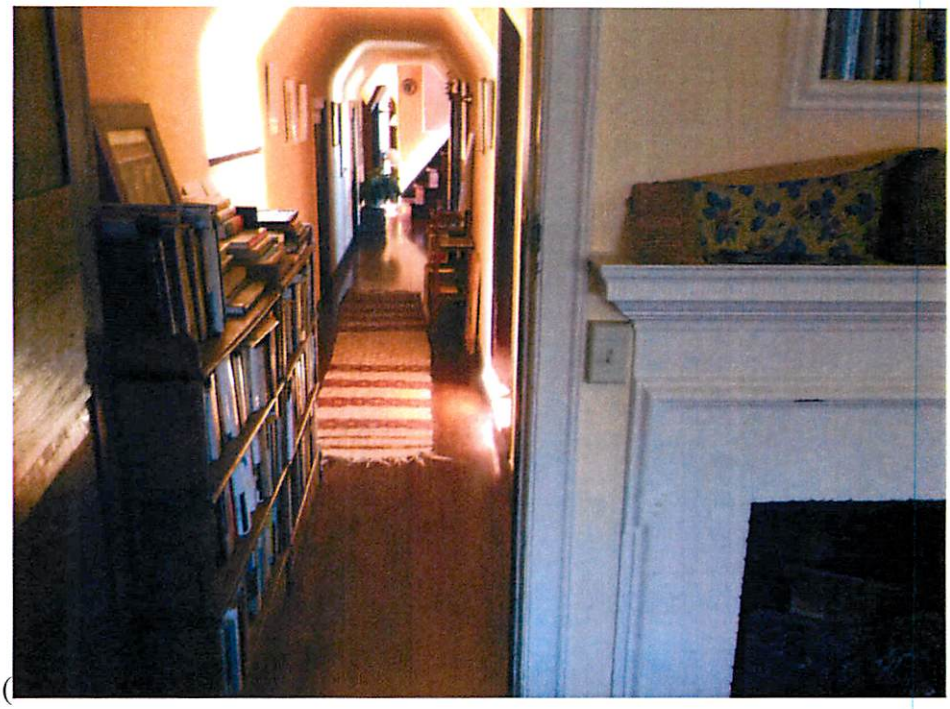


Photo 27 of 32. Interior gallery, ships stairs, varying ceiling heights create the best design for the narrow urban lot, directing the eye toward views beyond (May 2017, Philip Kaufman, photographer)

Photo 28 of 32. A dramatic hearth well designed in English proportions and illuminated with natural light.

Photo 29 of 32. Modulated ceiling configurations to achieve a dramatic effect around a cozy hearth.

Photo 30 of 32. One of Coxhead's classic design features in this project maximizes the creation of an urban garden and capturing the views of neighboring gardens, views of San Francisco beyond and natural light, rain and air to nurture the garden.

Photo 31 of 32. Northeast window presumably from where Coxhead had his studio and drafting table with views of San Francisco and Northern light.

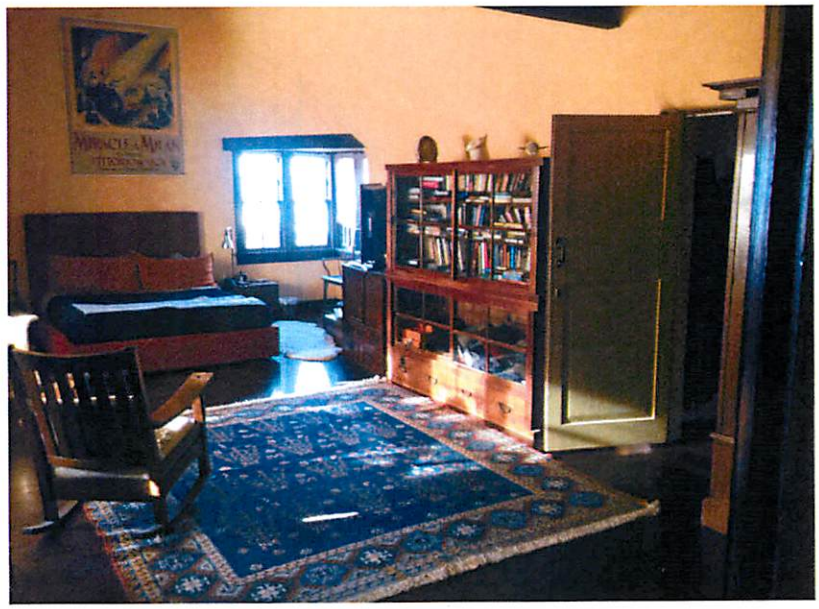


Photo 32 of 32. Northeast façade with 3rd floor Cotswold style window presumably from where Coxhead had his studio and drafting table with views of San Francisco and Northern light.

EXHIBIT 11

A PAIR *of* COXHEADS

His own home and the one next door show his English influences

By Bridget Maley

Coxhead's own home at 2421 Green (left) and his design next door at 2423 Green would have been new and somewhat daring within the Victorian landscape of the time.

PHOTOGRAPHS BY SHAYNE WATSON

Two noteworthy houses along the south side of Green Street, where it slopes steeply toward the crest at Scott, emulate the craftsmanship of the English townhouses and rural cottages that influenced their design.

The James McGauley House, located at 2423 Green Street, was built in 1891, two years before its neighbor at 2421 Green Street. Both were designed by architect Ernest Coxhead, a British transplant. The house at 2421 Green was Coxhead's own, which he shared with his brother, Almeric. Around the corner at 2710 Scott Street, the Charles Murdock house, also built in 1893, rounds out the grouping. This set of residences reflects Coxhead's transition from his earlier ecclesiastical work to the residential projects that shaped the second phase of his California career.

▪

Leaving England together, Ernest and Almeric Coxhead opened an architectural office in Los Angeles in early 1887. Almeric was the business manager, while Ernest was the primary designer. For the next several years, a series of commissions for the Episcopal Church, which was expanding throughout California, occupied their partnership. Before immigrating, Ernest had apprenticed with a London architect known for extensive work with church restoration. The London ecclesiastical projects clearly influenced his subsequent California designs.

By 1890, the brothers had relocated to San Francisco. Remarkably, in that year Ernest designed three San Francisco Episcopal churches: the Church of St. John the Evangelist, perhaps the grandest of his California church projects, which sat at the corner of 15th and Julian Streets in the Mission, and was destroyed by the 1906 fire; the Church of St. Mary the Virgin, at Union and Steiner Streets, just a few blocks from his early residences; and the Chapel of the Holy Innocents on Fair Oaks Street in the Mission.

The following year, amid continued ecclesiastical work, Ernest secured the McGauley commission. His 1891 house for his friend James McGauley, a banker, relied heavily on the rural English cottage and its more urban counterpart, the townhouse, as executed by British architect Richard Norman Shaw. In its roof form, small dormers, heavy masonry chimney, large multi-paned windows, half-timbering and overall rustic character, the McGauley house mingles everyday elements and materials with exceptional craftsmanship to create what would have been a new, somewhat daring facade within the Victorian landscape of San Francisco. While employing British vernacular architectural language and embracing what was developing on the East Coast as the Shingle Style, Ernest Coxhead's early San Francisco houses helped establish a local, architectural language that would eventually be known as the First Bay Tradition.

The homes mingle everyday elements and materials with exceptional craftsmanship.

▪

Two years later, in conjunction with his brother, Coxhead designed a house for their own use on the lot immediately to the east of the McGauley residence. The Coxhead brothers took advantage of the narrow lot, creating an almost tower-like, slender facade rising to a steeply pitched roof. The roof of the McGauley house runs parallel to the street; the Coxhead house roof is perpendicular. This was an ingenious approach to creating a sense of separation between the two houses, which are actually in close proximity. It also allowed for a sequence of stairs and walkways accessing each residence. Both houses are set on significant masonry retaining walls, elevating them above the pedestrian level of the steeply pitched street.

The understated exterior of the Coxhead cottage masks a phenomenal interior that commences from a long, glazed entrance gallery running the length of the west elevation. The entry begins with a set of stairs and landings and turns through an archway, up another set of stairs to a long gallery that defines both the interior and exterior space. At the outside, it forms a pathway along the rear garden of the McGauley house, while at the interior it serves an entry hall accessing the front living room at the north end of the house or a sitting area and dining room adjacent to the south facing garden. This unique configuration offers both intimacy and spectacle, as surely the western-facing windows of the gallery would have looked directly into the neighboring McGauley rear garden. The experience of this interior space has an almost religious feeling; yet the separation of the space and the sequence of movement through it is clearly residential.

Both houses feature expertly placed windows of varying sizes and shapes that generally employ small panes covering a fairly large expanse. The fenestration breaks up the exterior shingled walls creating cut-out elements in the wall surface. In the Coxhead house, the front windows terminate at end walls, furthering the punched opening effect. Each house has cleverly placed dormers to interrupt the large expanse of roof surface.

▪

It is unclear how Coxhead and McGauley met, but McGauley does not appear to have lived in the house for very long. He married Minna Hoppe in San Mateo in 1898. Five years later, a *Chronicle* article detailed the couple's rather shocking divorce, with Mrs. McGauley claiming much anguish over her husband's "aboriginal manner of dressing while at home" and complaining that he is "either mentally unbalanced or that he is a crank and possessed of a monomania upon the subjects of food, hygiene and religion."

Ernest Coxhead also married in 1898. His bride, Helen Brown Hawes, was the daughter of an Episcopalian minister. According to the *Chronicle* on June 19, 1898, their San Francisco wedding was a most pleasant affair. Esteemed architect Willis Polk was Coxhead's best man at the ceremony at St. Luke's Church. Helen died in 1909 at their home in San Mateo. Coxhead's biographers have speculated he never recovered from her loss.

In 1893, the same year he designed his own house, Coxhead executed a residence for Charles Murdock, an eastern transplant, California intellectual and printer, who collaborated with and published the works of many of the state's best writers, including Robert Louis Stevenson and Bret Harte. Located on Scott Street, just uphill from the other two houses, the Murdock commission used many of the same elements as the two Green Street houses: a shingled exterior, a steeply pitched roof, quirky dormers, a deeply recessed front entry and an understated ribbon of windows at the front elevation.

▪

The three houses at Green and Scott are Coxhead's earliest extant San Francisco residential experiments, a far cry from the Victorian houses that preceded them. They compete in significance with other First Bay Tradition residential assemblies, including the houses marching up the 3200 block of Pacific Avenue and the grouping at the apex of the Vallejo Street steps on Russian Hill.

EXHIBIT 12

APPLICATION FOR

Environmental Evaluation

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
2417 Green Street, LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
474 Euclid Ave, San Francisco, CA 94118	(415) 407-0486
	EMAIL:
	chris@durkinincorporated.com

APPLICANT'S NAME, COMPANY/ORGANIZATION (IF APPLICABLE):	
Dumican Mosey Architects	Same as Above ☐
APPLICANT'S ADDRESS:	TELEPHONE:
128 10th Street, 3rd Floor, San Francisco, CA 94103	(415) 495-9322
	EMAIL:
	Edumican@dumicanmosey.com

CONTACT FOR PROJECT INFORMATION:	
Eric Dumican	Same as Above ☐
ADDRESS:	TELEPHONE:
128 10th Street, 3rd Floor, San Francisco, CA 94103	(415) 495-9322
	EMAIL:
	edumican@dumicanmosey.com

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
2417 Green Street	94107
CROSS STREETS:	
Pierce & Scott St	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0560 / 028	25'x100'	2500 sq.ft.	RH-1	40-X
COMMUNITY PLAN AREA (IF ANY):				
n/a				

3. Project Description

(Please check all that apply)

- ☐ Change of Use
- ☐ Change of Hours
- ☐ New Construction
- ☑ Alterations
- ☐ Demolition
- ☐ Other Please clarify: .....

ADDITIONS TO BUILDING:

- ☑ Rear
- ☐ Front
- ☐ Height
- ☐ Side Yard

PRESENT OR PREVIOUS USE:	
Single Family Residence	
PROPOSED USE:	
Single Family Residence	
BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms	0	0	0	0
Parking Spaces	1	1	2	3
Loading Spaces	0	0	0	0
Number of Buildings	1	1	1	1
Height of Building(s)	+/- 50'-8"	+/- 48'-9"	- 1'-11"	+/- 48'-9"
Number of Stories	4	4	0	4
Bicycle Spaces	0	0	1	1
GROSS SQUARE FOOTAGE (GSF)				
Residential	+/- 4,165	+/- 4,165	+/- 943	+/- 5,108
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
PDR Production, Distribution, & Repair	0	0	0	0
Parking	+/- 337	+/- 337	+/- 658	+/- 995
Other ( )				
Other ( )				
Other ( )				
TOTAL GSF	+/- 4,502	+/- 4,502	+/- 1.481	+/- 6,103

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. **THIS SECTION MUST BE COMPLETED.**

5. Environmental Evaluation Project Information

1. **Would the project involve a major alteration of a structure constructed 45 or more years ago or a structure in a historic district?** ☑ YES ☐ NO

   If yes, submit the *Supplemental Information for Historic Resource Evaluation* application.

2. **Would the project involve demolition of a structure constructed 45 or more years ago or a structure located in a historic district?** ☐ YES ☑ NO

   If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with Preservation Planning staff.

3. **Would the project result in excavation or soil disturbance/modification?** ☑ YES ☐ NO

   If yes, please provide the following:

   Depth of excavation/disturbance below grade (in feet): 13' (H.P.)

   Area of excavation/disturbance (in square feet): 800 sq.ft.

   Amount of excavation (in cubic yards): 408 cu.yd.

   Type of foundation to be used (if known) and/or other information regarding excavation or soil disturbance modification:

   Type of foundation to be determined. Most likely to be spread footing or mat slab foundation

   Note: A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:

   - *The project involves a lot split located on a slope equal to or greater than 20 percent.*
   - *The project is located in a seismic hazard landslide zone or on a lot with a slope average equal to or greater than 20 percent and involves either*
     - *excavation of 50 or more cubic yards of soil, or*
     - *building expansion greater than 1,000 square feet outside of the existing building footprint.*

   A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.

4a. **Would the project involve any of the following: (1) the construction of a new building; (2) the addition of a dwelling unit; (3) the addition of a new curb-cut; (4) the addition of a garage; and/or (5) a net addition to an existing building of 500 gross square feet or more?** ☑ YES ☐ NO

   If yes, you will need to comply with the tree planting regulations of Public Works Code Section 806 prior to receiving a building permit.

4b. Does the project include the removal or addition of trees on, over, or adjacent to the project site? ☐ YES ☑ NO

If yes, please answer the following questions:

Number of trees on, over, or adjacent to the project site: _____

Number of trees on, over, or adjacent to the project site that would be removed by the project (see Public Works Code Article 16 for definitions of removal, significant, landmark, and street trees):

Significant trees: _____

Landmark trees: _____

Street trees: _____

Number of trees on, over, or adjacent to the project site that would be added by the project: _____

5. Would the project result in any construction over 40 feet in height? ☐ YES ☑ NO

If yes, please submit a *Shadow Analysis Application*. This application should be filed at the PIC and should not be included with the Environmental Evaluation Application. (If the project already underwent Preliminary Project Assessment, this application may not be needed. Please refer to the shadow discussion in the PPA letter.)

6. Would the project result in a construction of a structure 80 feet or higher? ☐ YES ☑ NO

If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, please refer to the wind discussion in the PPA letter.)

7. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? ☐ YES ☑ NO

If yes, please submit a Phase I Environmental Site Assessment (ESA) prepared by a qualified consultant. If the project is subject to Health Code Article 22A, Planning staff will refer the project sponsor to the Department of Public Health for enrollment in DPH's Maher program.

8. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? ☐ YES ☑ NO

If yes, please describe.

9. Is the project related to a larger project, series of projects, or program? ☐ YES ☑ NO

If yes, please describe.

Estimated Construction Costs

TYPE OF APPLICATION:	
Site Permit	
OCCUPANCY CLASSIFICATION:	
R-3 / U	
BUILDING TYPE:	
V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
(+/-) 6,103 GSF	Habitable: (+/-) 5,108 GSF Garage: (+/-) 995 GSF
ESTIMATED CONSTRUCTION COST:	
$100,000.00	
ESTIMATE PREPARED BY:	
2417 Green Street, LLC	
FEE ESTABLISHED:	

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: Other information or applications may be required.

Signature: _____ Date: 02/14/17

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

Eric Dumican

Owner / Authorized Agent (circle one)

Environmental Evaluation Application Submittal Checklist

APPLICATION MATERIALS	PROVIDED	NOT APPLICABLE
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	☑	
Two (2) hard copy sets of project drawings in 11” x 17” format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.	☑	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically. (e.g., geotechnical report)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	☑	
Check payable to San Francisco Planning Department.	☑	
Letter of authorization for agent.	☑	☐
Supplemental Information for Historic Resource Evaluation, as indicated in Part 5 Question 1.	☑	☐
Two (2) hard copies of the *Historic Resource Evaluation*, as indicated in Part 5 Question 2.	☐	☑
Geotechnical report, as indicated in Part 5 Question 3.	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 5 Question 7.	☐	☑
Additional studies (list).	☐	☑

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

SAN FRANCISCO PLANNING DEPARTMENT

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

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

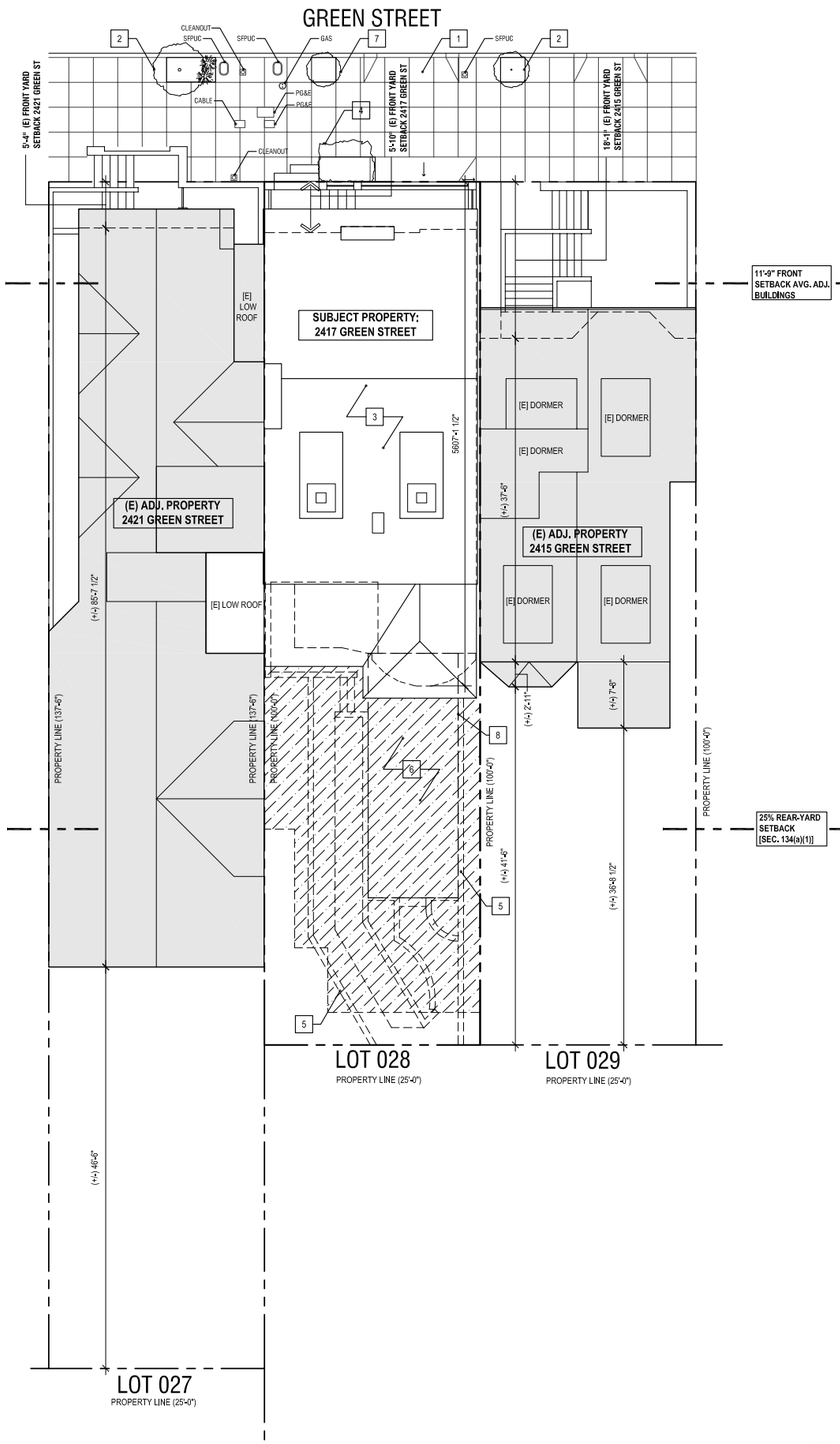
TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **http://www.sfplanning.org**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

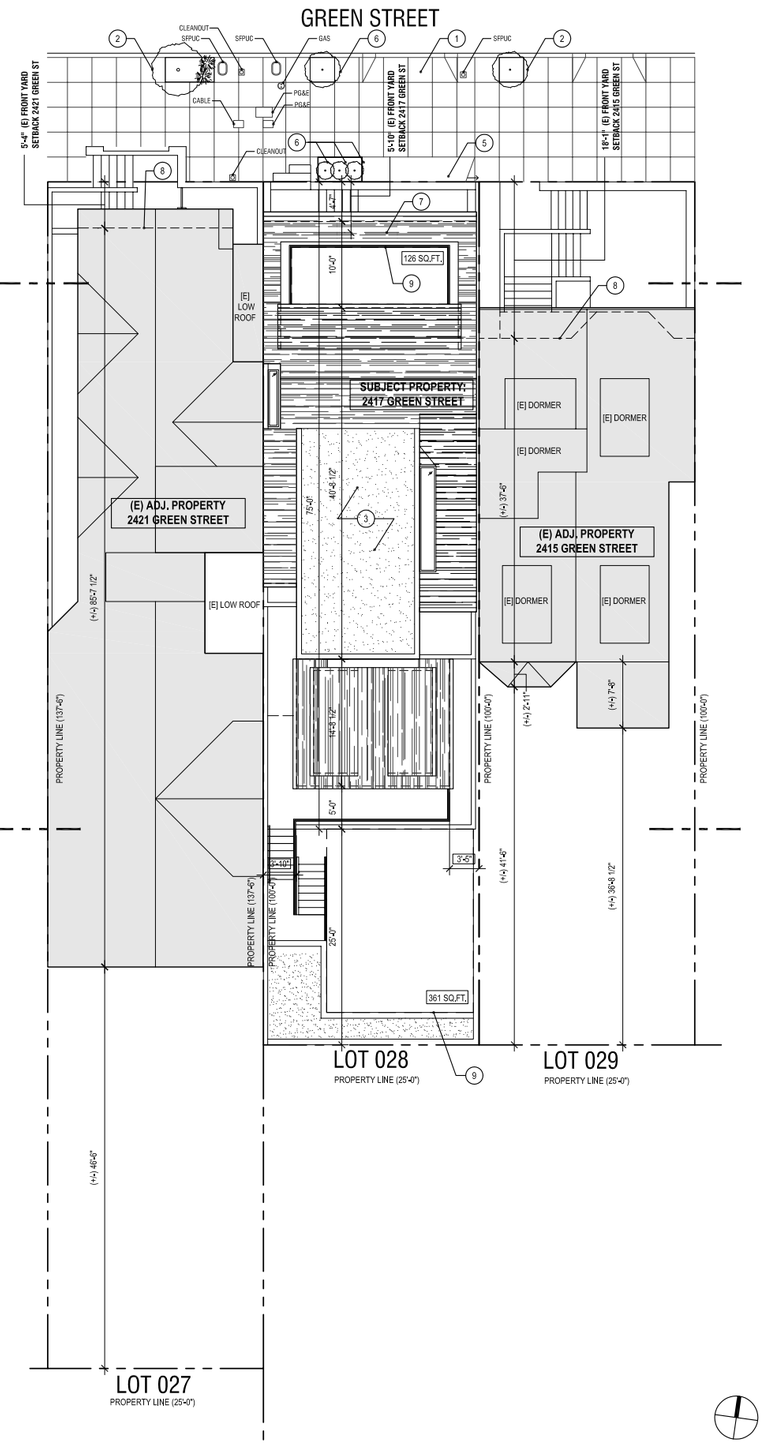
Planning staff are available by phone and at the PIC counter. No appointment is necessary.

EXHIBIT 13



1 EXISTING / DEMO SITE PLAN

1/8"=1'-0"



2 PROPOSED SITE PLAN

1/8"=1'-0"

8 0 8 16

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

GENERAL SITE PLAN NOTES

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
2. REFER TO SHEETS D1.0-D1.5 AND A1.0-A1.5 FOR ADDITIONAL FLOOR PLANS AND INFORMATION

DEMOLITION SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF [E] BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. REMOVE [E] WALLS & LANDSCAPING. TEMPORARILY BRACE SOIL TO PREVENT EROSION AND DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS PER SFBMP
6. EXCAVATE AS REQUIRED FOR [N] CONSTRUCTION
7. REMOVE [E] SIDEWALK LANDSCAPING
8. OUTLINE OF [E] USABLE OPEN SPACE (+/-)296 SQ.FT.

PROPOSED SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF PROPOSED BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. [E] RAMP AT GARAGE TO REMAIN
6. [N] STREET TREE
7. (E) FRONT WALL TO REMAIN AT SUBJECT PROPERTY
8. (E) FRONT WALL TO REMAIN AT ADJACENT PROPERTY
9. OUTLINE OF [N] USABLE OPEN SPACE (+/-)487 SQ.FT.

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQ'S.

- ZONING DISTRICT:	RH-1 (RESIDENTIAL - HOUSE, ONE FAMILY)
- MIN. LOT AREA:	2500 SQ.FT.
- MIN. LOT WIDTH:	25'-0"
- SIDE YARD SETBACK:	NONE REQUIRED
- FRONT YARD SETBACK:	BASED ON AVERAGE OF ADJACENT PROPERTIES. IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15' OR 15% OF LOT DEPTH.
- REAR YARD SETBACK:	- 25% OF THE TOTAL LOT DEPTH, BUT IN NO CASE LESS THAN 15'. [REF. SEC. 134(a)(1)]
- PERMITTED OBSTRUCTIONS:	PERMITTED OBSTRUCTIONS INTO SETBACKS: MIN. 7'-6" HEADROOM FOR OVERHEAD HORIZONTAL PROJECTIONS. MAX. 3'-0" DEPTH FOR PROJECTIONS INTO REQUIRED OPEN AREA. THE COMBINED LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA IS LIMITED TO 2/3 OF THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL. (REF. SEC. 136 (c)(3))
- OPEN SPACE:	- 300 SQ.FT. MIN AREA: 6'-0" MIN DIMENSION & 36 SQ.FT. MIN AREA ON DECK OR BALCONY; 10'-0" MIN DIMENSION & 100 SQ.FT. MIN AREA ON GRADE. (REF. SEC. 135 & TABLE 135A) - OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY
- MAX. HEIGHT LIMIT:	- 35' [REF. SEC. 261(b)(1)] - 30' AT FRONT SETBACK, THEN INCREASE AT AN ANGLE OF 45 DEGREES TOWARD THE REAR OF LOT UNTIL THE HEIGHT LIMIT IS 35' [REF. SEC. 261(c)(1)] - HEIGHT LIMIT AT THE FRONT PORTION OF THE BUILDING CAN BE INCREASED TO THE AVERAGE OF THE HEIGHTS OF THE TWO ADJACENT BUILDINGS [REF.SEC. 261(b)(2)] - DORMERS AT ROOF CAN BE EXEMPT FROM HEIGHT LIMIT UP TO 10' ABOVE HEIGHT LIMIT, SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED [REF. SEC. 261(b)(1)(B)]
- NUMBER OF PARKING SPACES:	ONE SPACE MIN PER DWELLING UNIT (REF. TABLE 151); THREE SPACES MAX WHERE ONE SPACE IS REQUIRED (REF. SEC. 151(c)).
- BICYCLE PARKING:	ONE CLASS 1 SPACE PER DWELLING UNIT IS REQUIRED (REF. TABLE 155.2.10 & ZONIN ADMINISTRATOR BULLETIN NO.9)

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

NOT FOR CONSTRUCTION

Job No. 16112

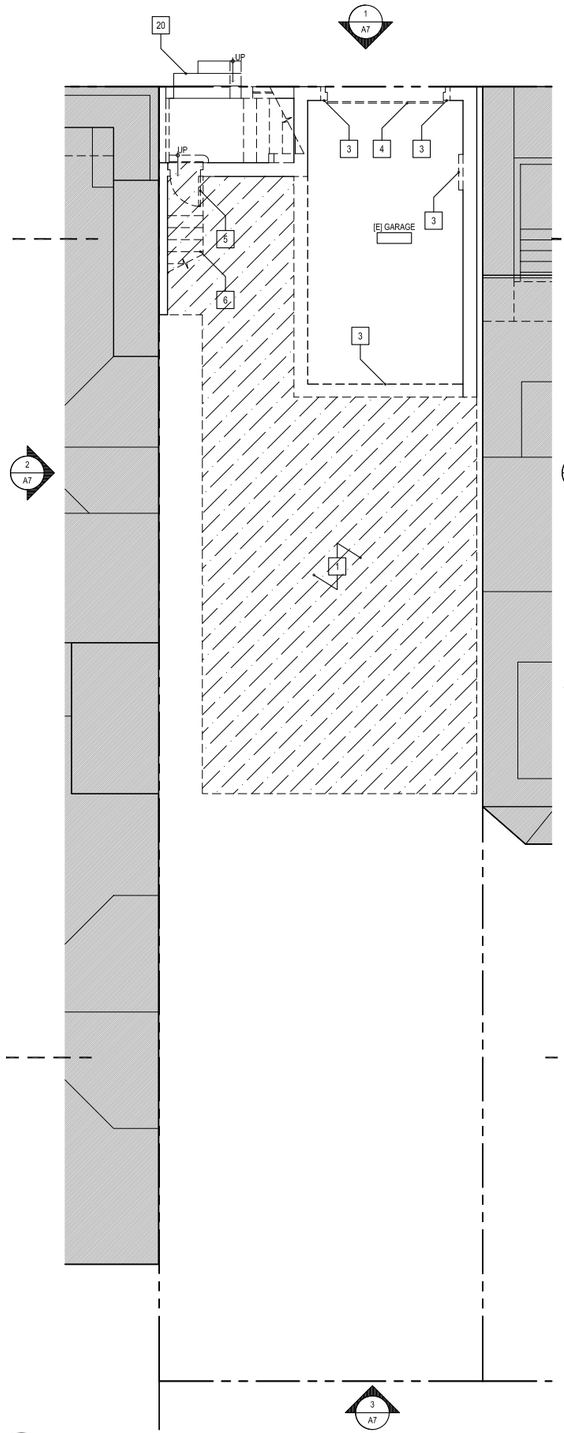
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02 10 17
	PRE-APPLICATION PLAN REVIEW	02 24 17
	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 28 17
	PROGRESS DD SET	07 24 17
	311 NOTIFICATION	09 27 17

Drawing Title

EXISTING AND PROPOSED SITE PLAN

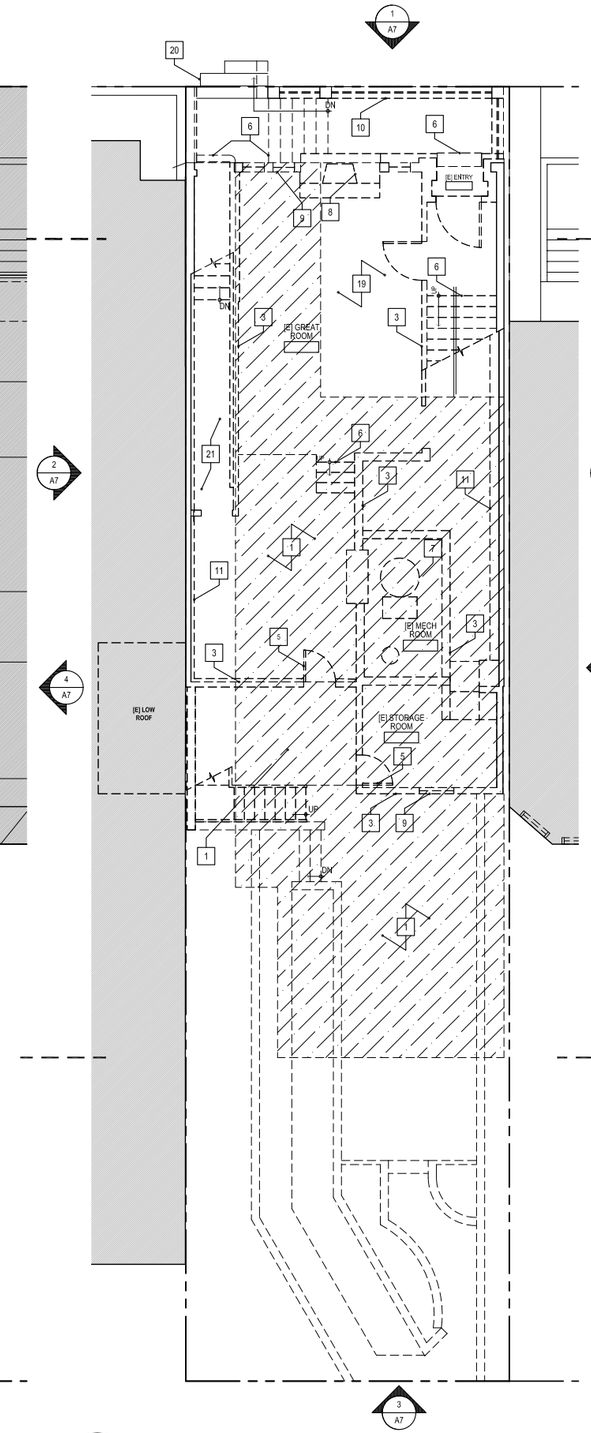
Sheet Number

A1



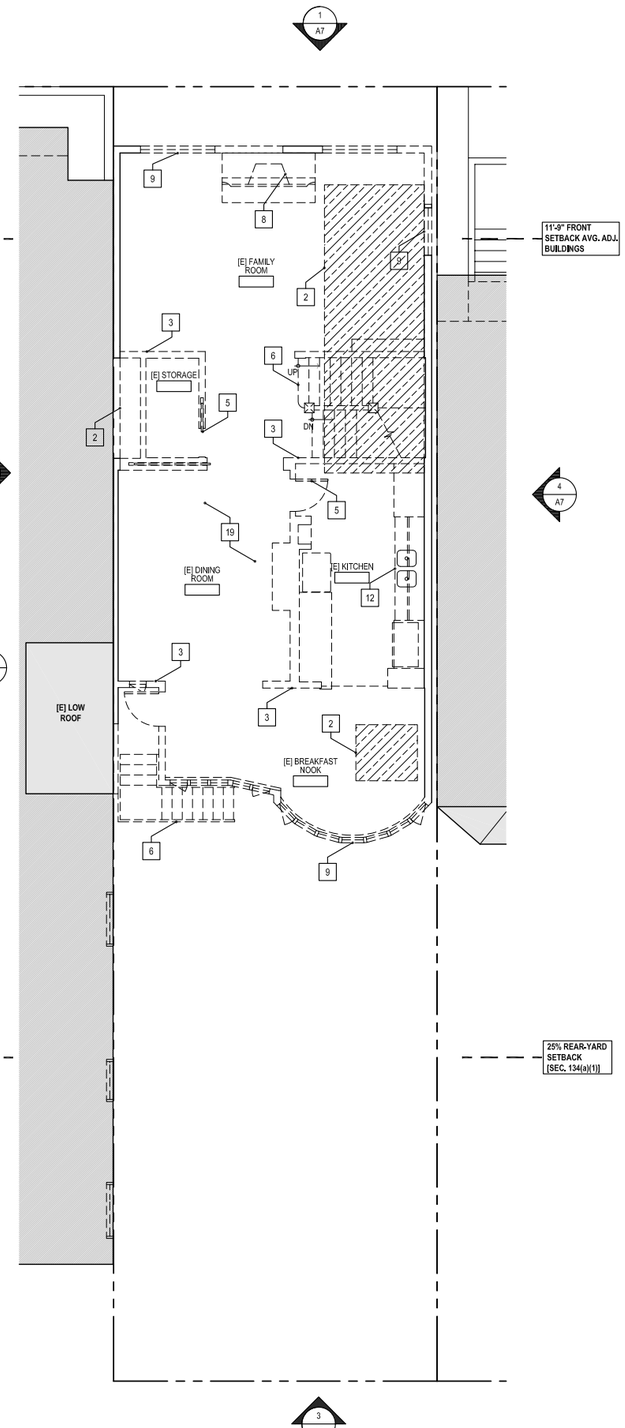
1 EXISTING/DEMO BASEMENT PLAN

3/16"=1'-0"



2 EXISTING/DEMO 1ST FLOOR PLAN

3/16"=1'-0"



3 EXISTING/DEMO 2ND FLOOR PLAN

3/16"=1'-0"

8 0 8 16

SCALE IN FEET: 3/16" =1'-0"

GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1	EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2	REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3	REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4	REMOVE [E] GARAGE DOOR
5	REMOVE [E] DOOR
6	REMOVE [E] STAIR
7	REMOVE [E] MECHANICAL EQUIPMENT
8	REMOVE [E] FIREPLACE
9	REMOVE [E] WINDOW ASSEMBLY
10	REMOVE [E] GUARDRAIL
11	REMOVE INTERIOR WALL FINISH
12	REMOVE [E] PLUMBING FIXTURE
13	REMOVE [E] CASEWORK
14	REMOVE [E] DORMER
15	REMOVE [E] CHIMNEY
16	[E] ROOF TO BE REMOVED BELOW
17	[E] ROOF ABOVE
18	[E] ROOF TO REMAIN
19	[E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 D.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20	[E] STEPS TO REMAIN
21	EXCAVATE AS REQUIRED TO PERFORM [N] WORK AT SIDE PROPERTY LINE

2417 GREEN STREET

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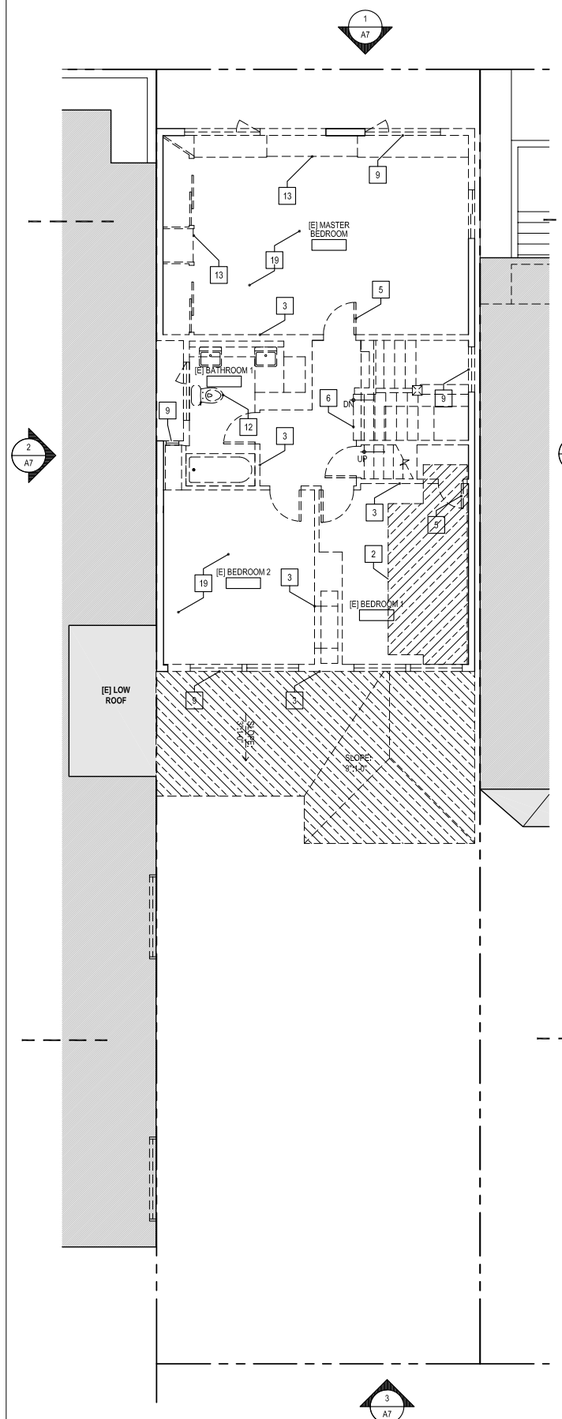
Drawing Title

EXISTING/DEMOLITION FLOOR PLANS

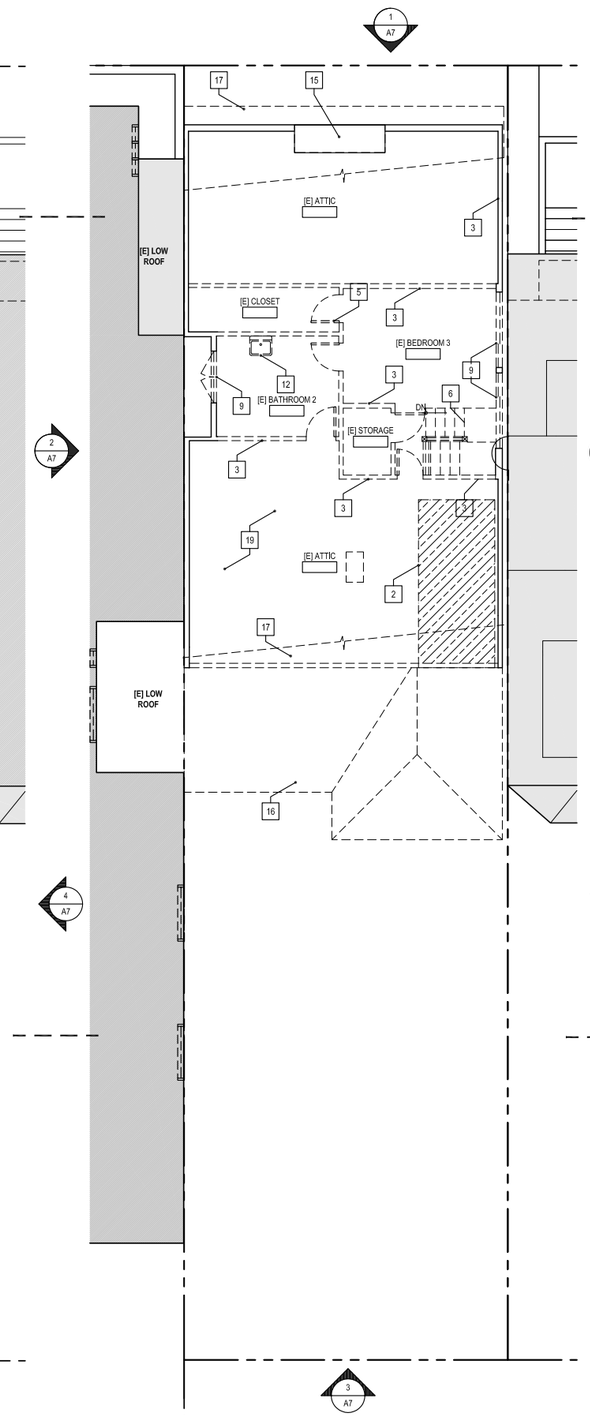
Sheet Number

A2



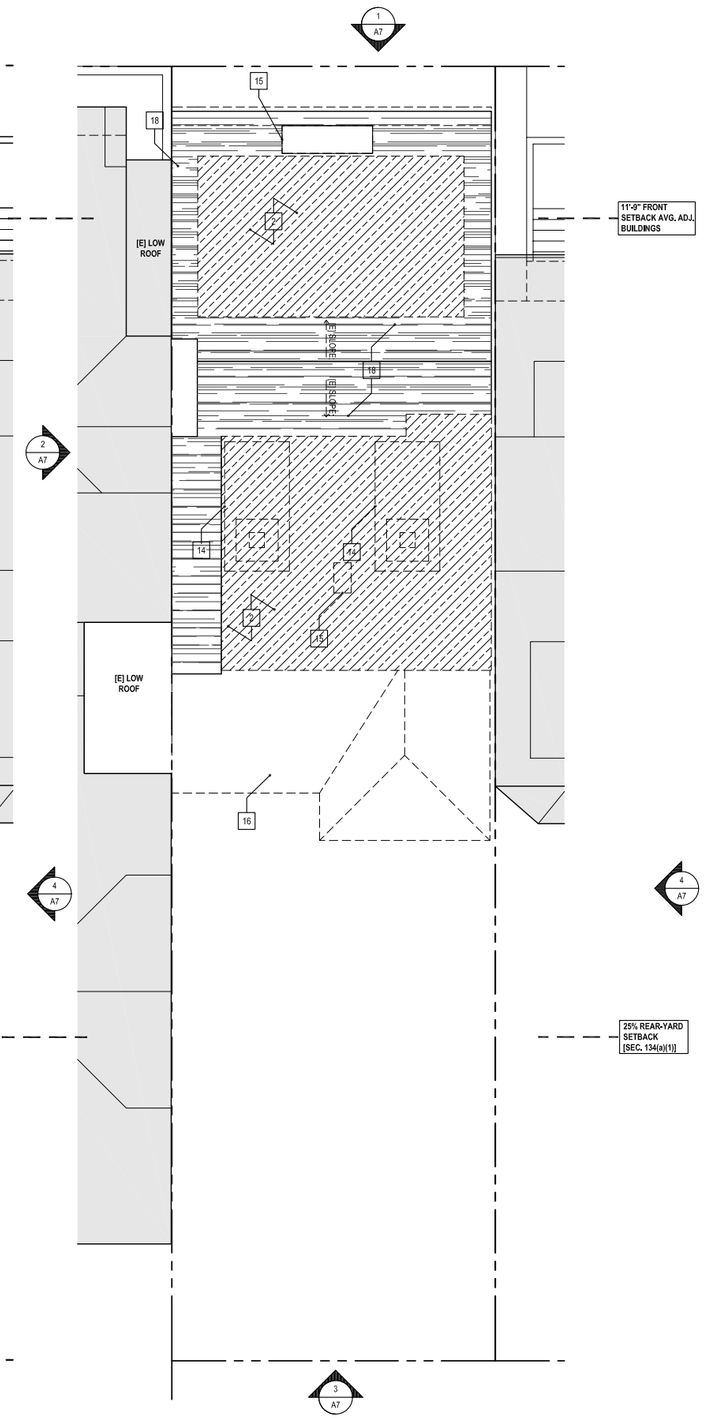
1 EXISTING/DEMO 3RD FLOOR PLAN

3/16"=1'-0"



2 EXISTING/DEMO 4TH FLOOR PLAN

3/16"=1'-0"



2 EXISTING/DEMO ROOF PLAN

3/16"=1'-0"

SCALE IN FEET: 3/16" =1'-0"

GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 D.2.C DEMOLITION CALCULATIONS ON SHEET A0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN
21. EXCAVATE AS REQUIRED TO PERFORM [N] WORK AT SIDE PROPERTY LINE

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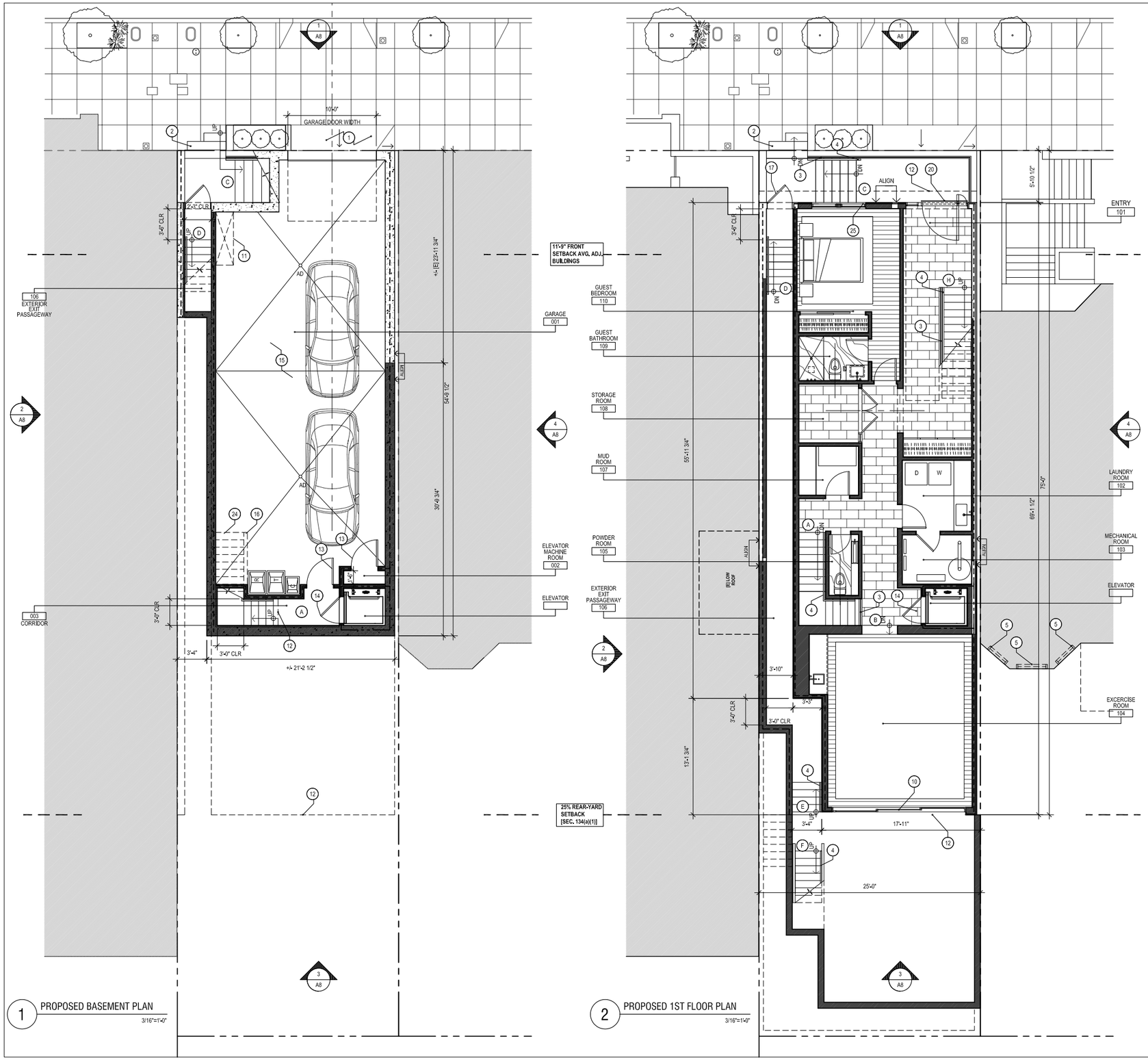
	311 NOTIFICATION	09 27 17

Drawing Title

EXISTING/DEMOLITION FLOOR PLANS

Sheet Number

A3



GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. . PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- (A) BASEMENT F.F. TO 1ST FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 14 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- (B) 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH
- (C) PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- (D) EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- (E) EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-3"; 3'-4" CLR WIDTH
- (F) REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- (G) REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- (H) 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- (I) NOT USED
- (J) 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- (K) 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

8 0 8 16
SCALE IN FEET: 3/16" =1'-0"

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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NOT FOR CONSTRUCTION

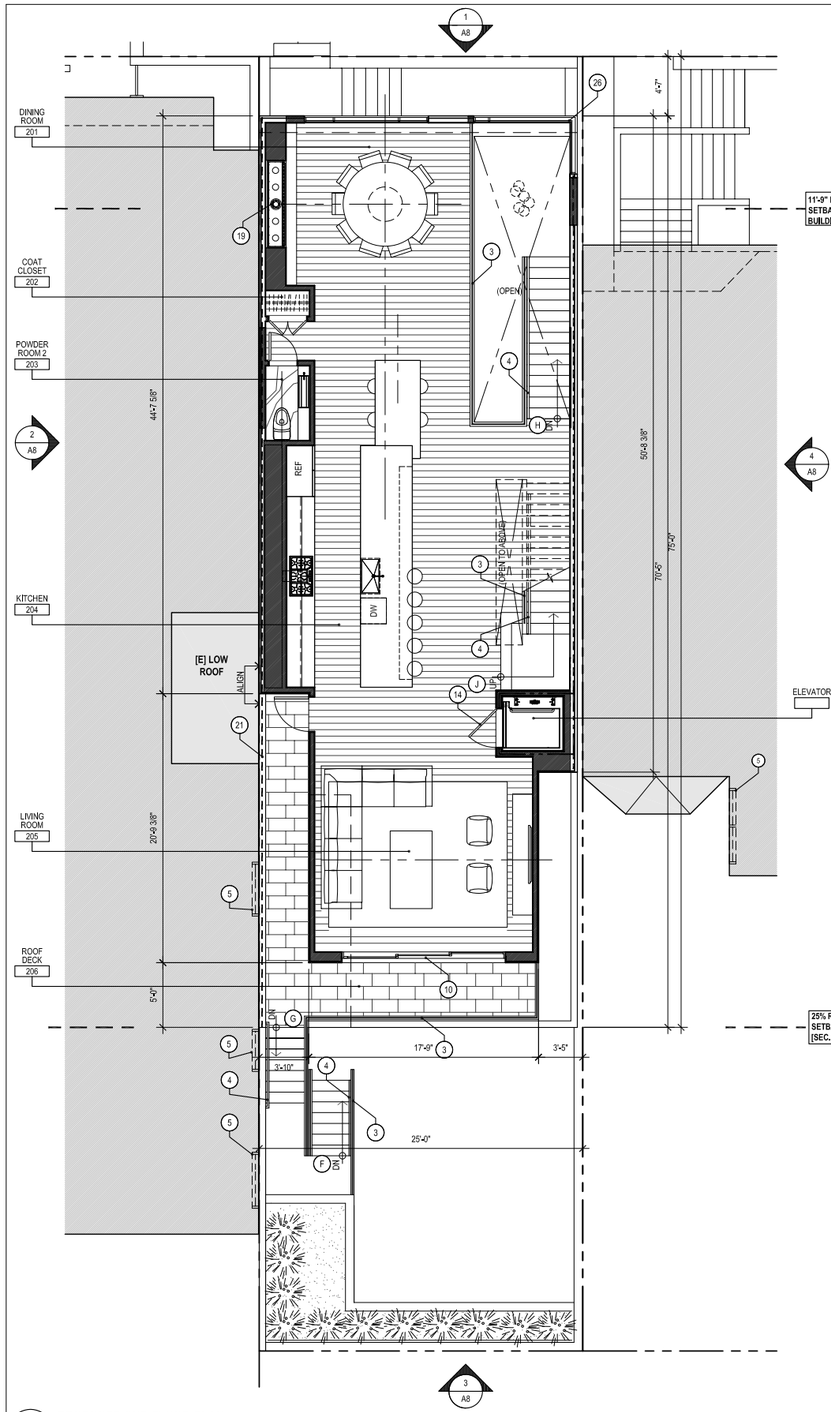
Job No.		16112
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02 10 17
	PRE-APPLICATION PLAN REVIEW	02 24 17
	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 28 17
	PROGRESS DD SET	07 24 17
	311 NOTIFICATION	09 27 17

Drawing Title

PROPOSED FLOOR PLANS

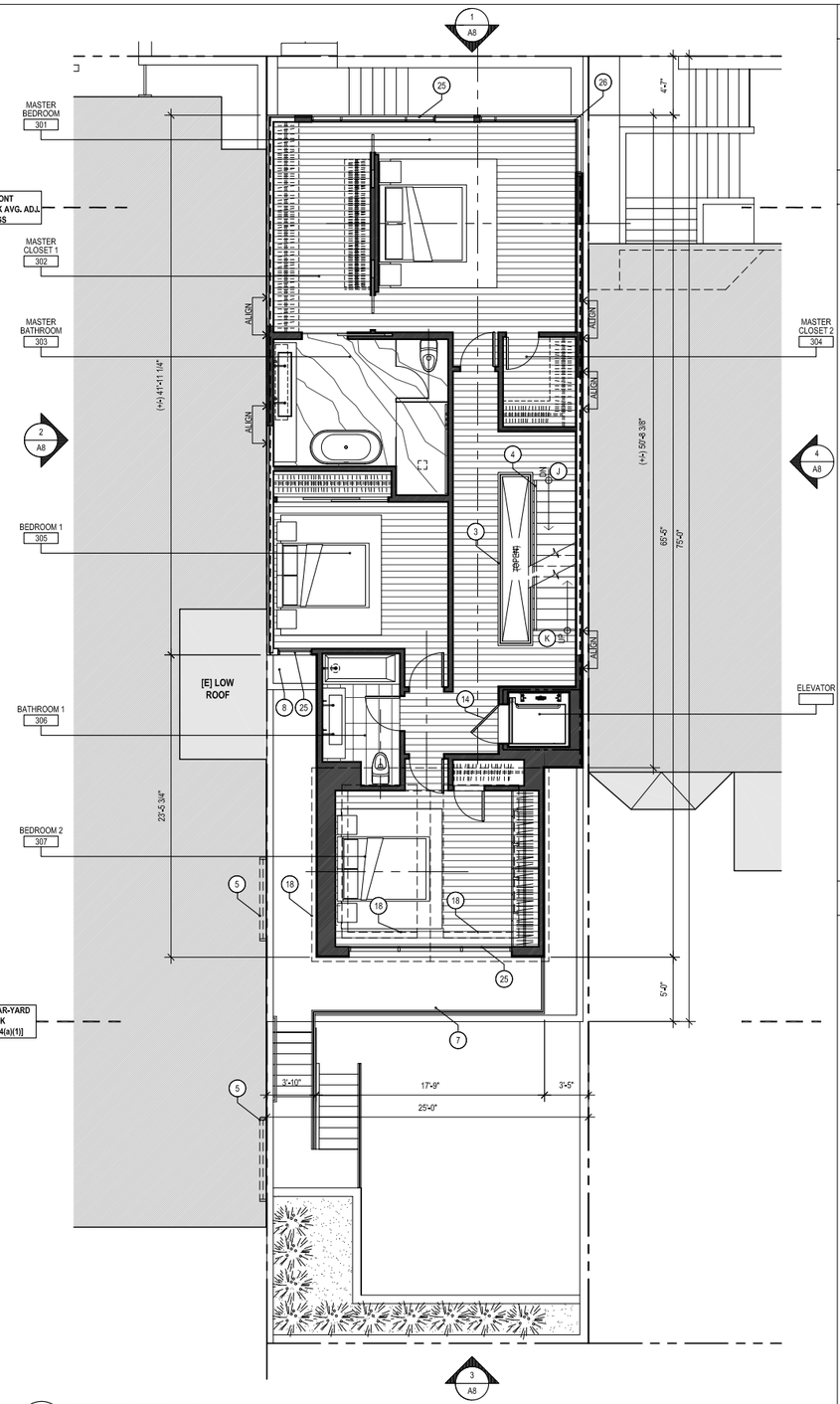
Sheet Number

A4



1 PROPOSED 2ND FLOOR PLAN

3/16"=1'-0"



2 PROPOSED 3RD FLOOR PLAN

3/16"=1'-0"

8 0 8 16

SCALE IN FEET: 3/16" =1'-0"

GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. . PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

A. BASEMENT F.F. TO 1ST FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 14 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH

B. 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH

C. PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH

D. EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH

E. EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH

F. REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH

G. REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH

H. 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH

I. NOT USED

J. 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH

K. 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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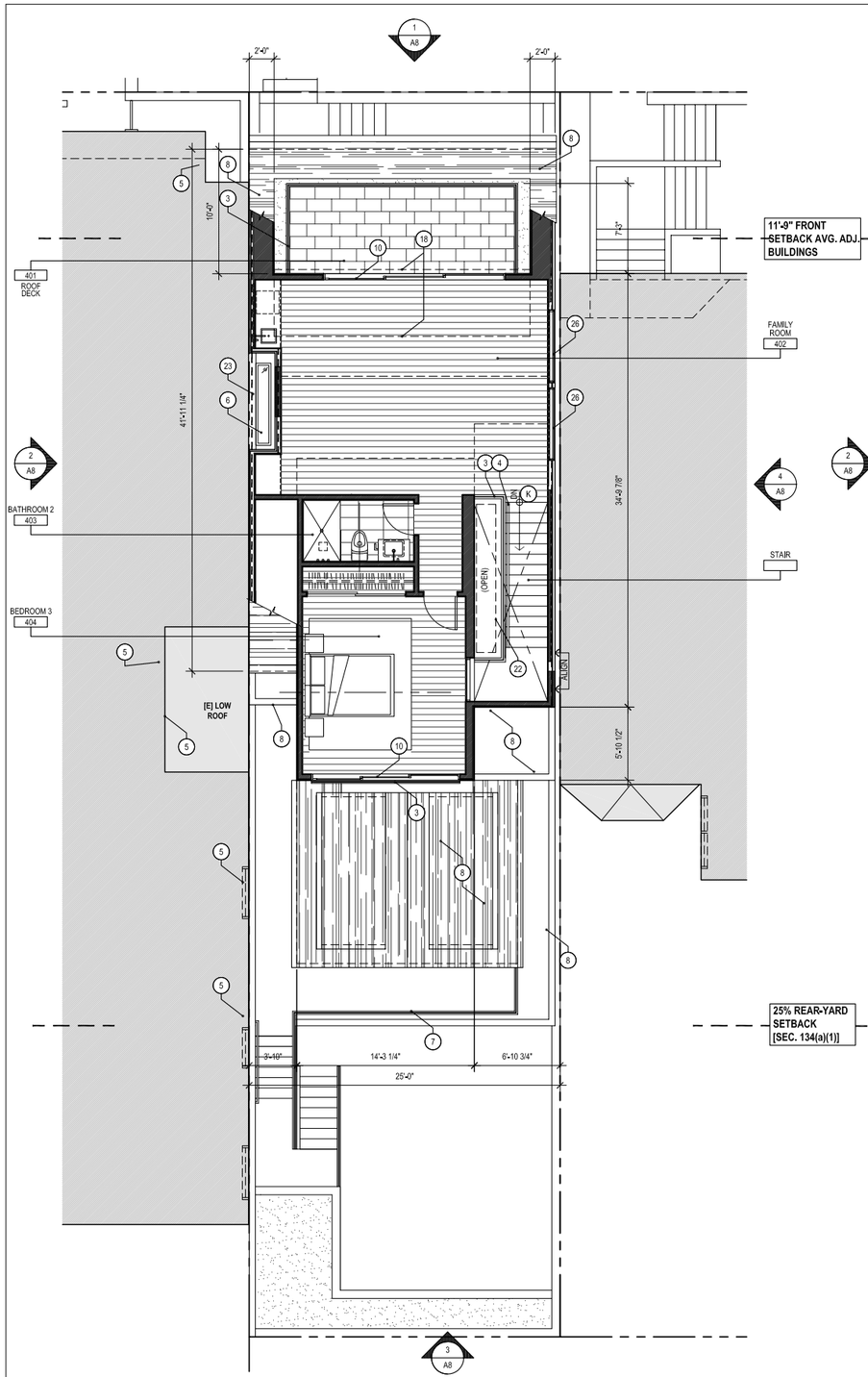
Drawing Title

PROPOSED FLOOR PLANS

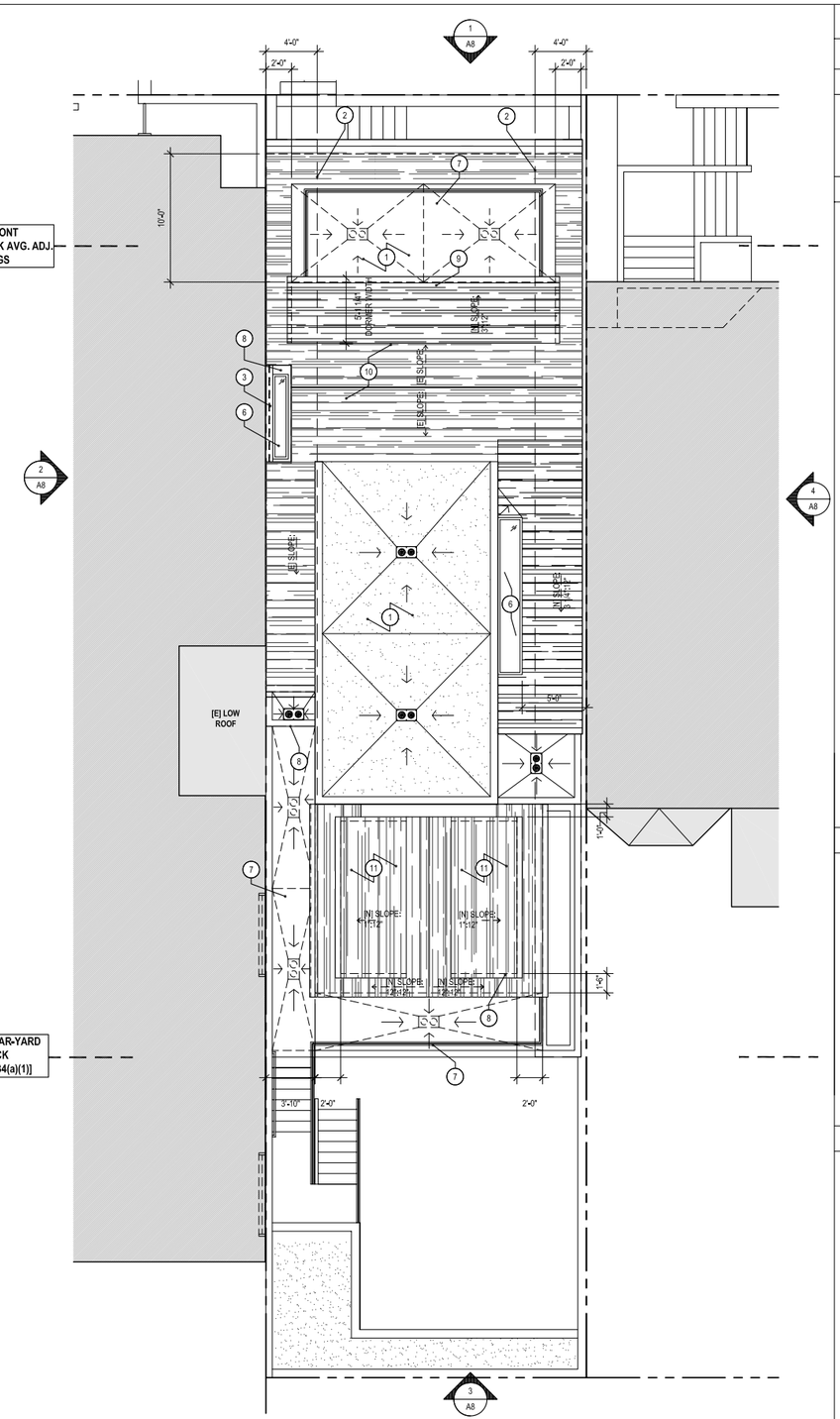
Sheet Number

A5



1 PROPOSED 4TH FLOOR PLAN

3/16"=1'-0"



2 PROPOSED ROOF PLAN

3/16"=1'-0"

SCALE IN FEET: 3/16" =1'-0"

GENERAL SITE PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

PROPOSED ROOF AREA CALCULATIONS

TOTAL SLOPED ROOF AREA ABOVE 4TH FLOOR: 669 SQ. FT. [100%]

MAX DORMER AREA PER SFPC SECTION 260 (b)(1) = TOTAL 4TH FLOOR ROOF AREA x 20% = 669 SQ. FT. x 20% = 133.8 SQ. FT. MAX

[N] DORMER AREA = 108 SQ. FT. = 16.1%

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS [A2 SERIES] NOTE 5 FOR ADDITIONAL INFORMATION.
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F.. PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN. TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-0" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

PROPOSED ROOF PLAN SHEET NOTES

1. MEMBRANE ROOF ASSEMBLY, SLOPE 1/4":1'-0" MIN, TYP. U.O.N.
2. 1 HOUR FIRE RESISTANCE RATED ROOF ASSEMBLY
3. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
4. ROOF CRICKET, TYP.
5. COMBINATION ROOF DRAIN AND OVERFLOW W/ FULL SIZED DOME [JR SMITH SERIES 148 OR APPROVED EQUAL]
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] DORMER OVER HEIGHT LIMIT, REFER TO PROPOSED ROOF AREA CALCULATIONS THIS SHEET
10. [E] ROOF TO REMAIN
11. [N] DORMER

STAIR NOTES

A. BASEMENT F.F. TO 1ST FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 14 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH

B. 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH

C. PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH

D. EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/8"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH

E. EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH

F. REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH

G. REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH

H. 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH

I. NOT USED

J. 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH

K. 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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	311 NOTIFICATION	09 27 17

Drawing Title

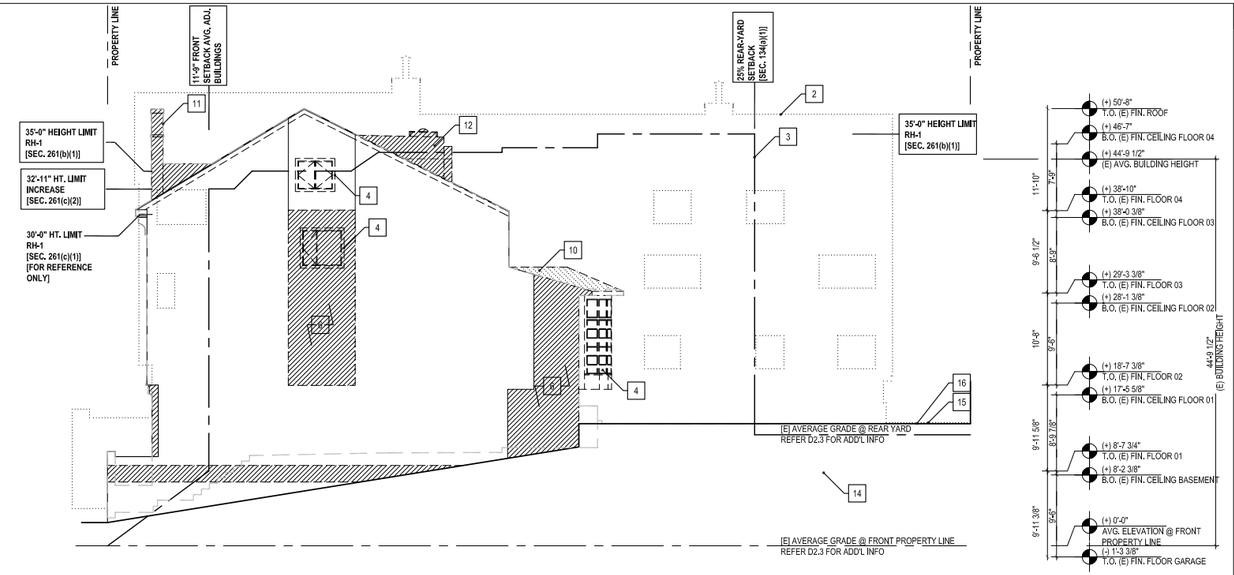
PROPOSED FLOOR PLANS

Sheet Number

A6

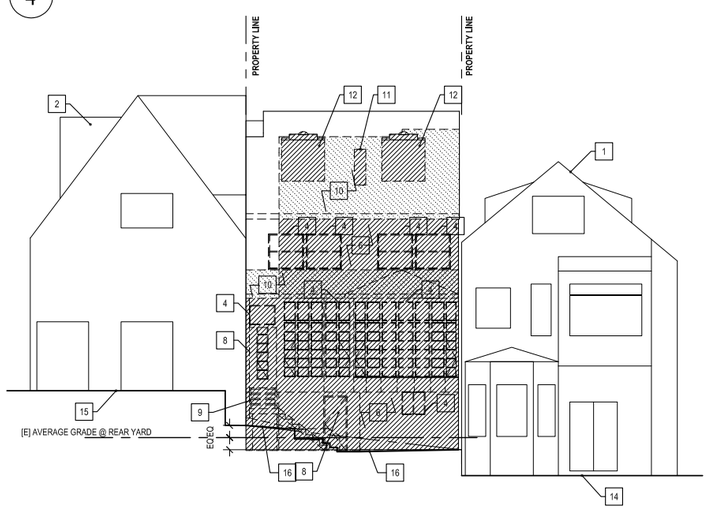
4 EXISTING / DEMOLITION ELEVATION - NORTH (FRONT)

1/8"=1'-0"



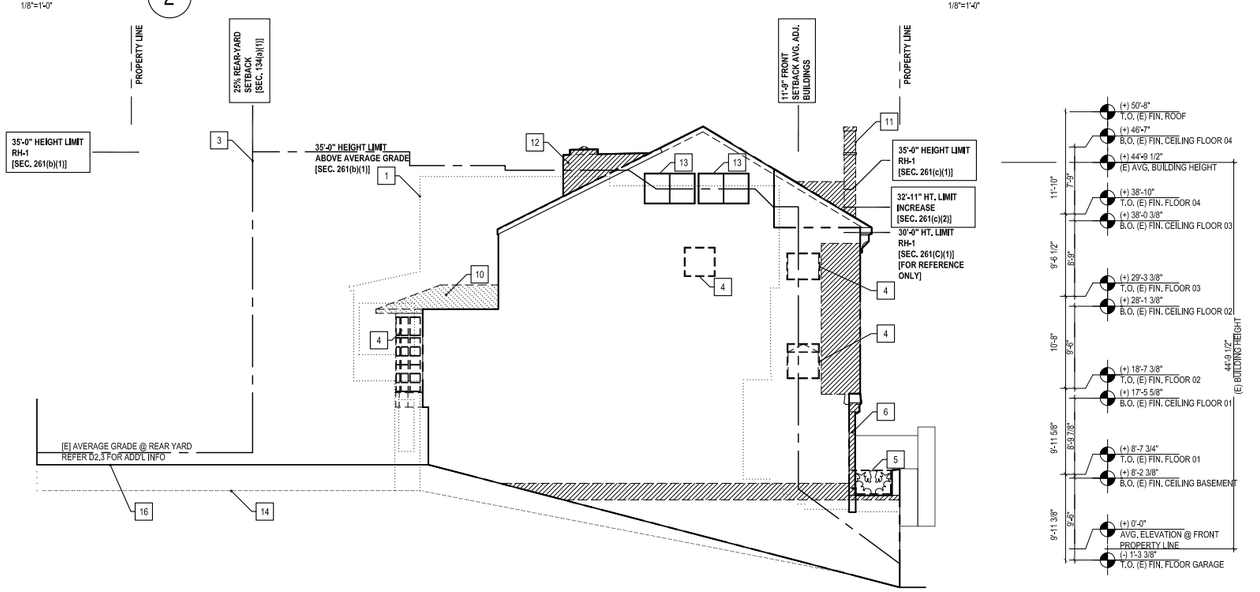
2 EXISTING DEMOLITION ELEVATION - WEST

1/8"=1'-0"



4 EXISTING / DEMOLITION ELEVATION - SOUTH

1/8"=1'-0"



1 EXISTING / DEMOLITION PROPOSED ELEVATION - EAST

1/8"=1'-0"

8 0 8 16
SCALE IN FEET: 1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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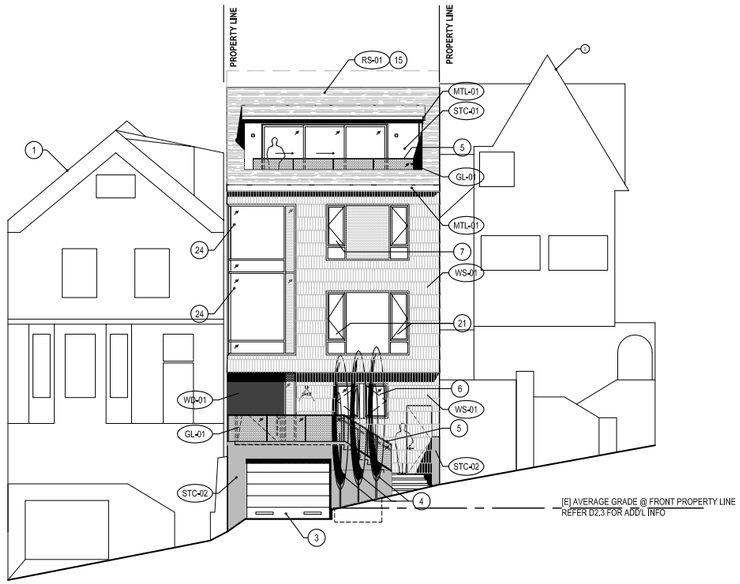
Drawing Title

EXISTING/DEMOLITION ELEVATIONS

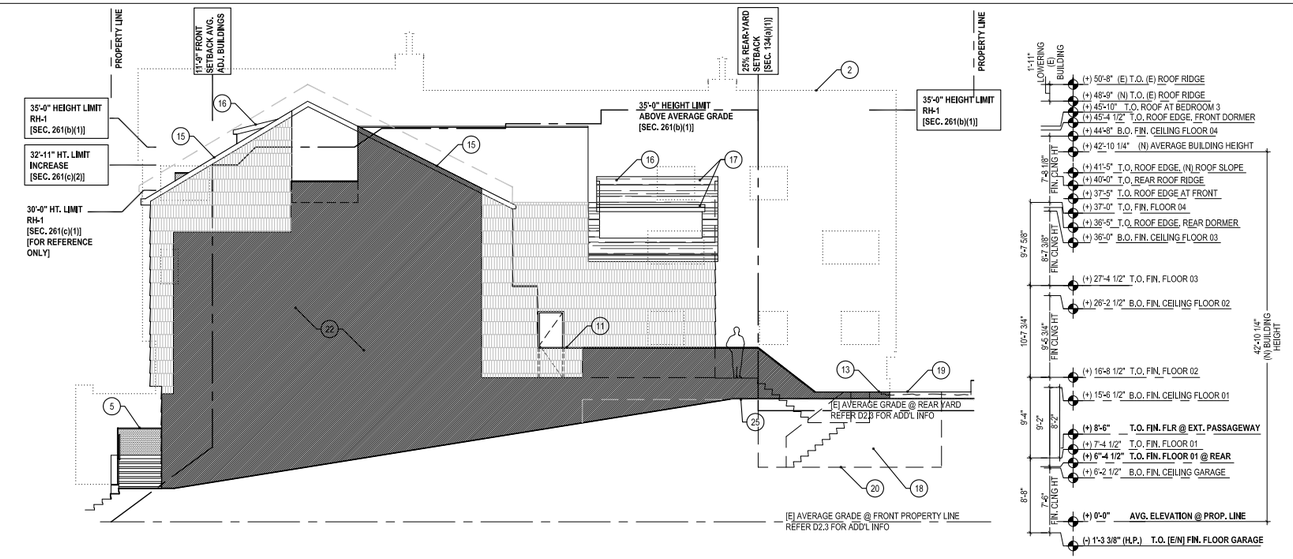
Sheet Number

A7



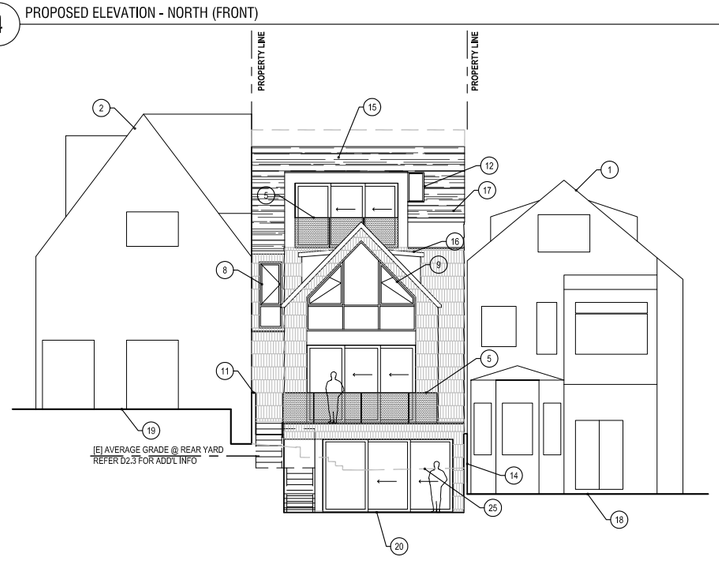
4 PROPOSED ELEVATION - NORTH (FRONT)

1/8"=1'-0"



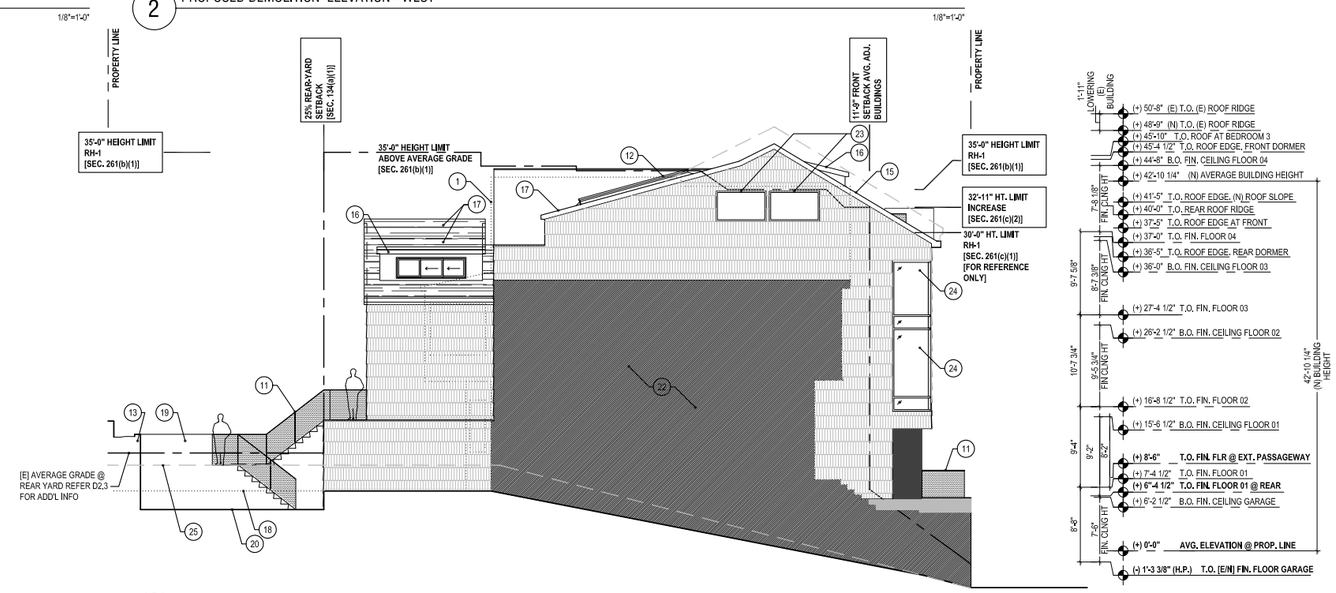
2 PROPOSED DEMOLITION ELEVATION - WEST

1/8"=1'-0"



3 PROPOSED ELEVATION - SOUTH

1/8"=1'-0"



1 PROPOSED ELEVATION - EAST

1/8"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F.. PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.3 SQ.FT. CLEAR , 36" SILL HEIGHT, 29" [W] x 44" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.5 SQ.FT. CLEAR , 36" SILL HEIGHT, 23" [W] x 56" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO

FINISH LEGEND

WS-01	EXTERIOR WOOD SHINGLE, STAIN GRADE
STC-01	EXTERIOR STUCCO [PORTLAND CEMENT PLASTER], COLOR TBD
WD-01	EXTERIOR WOOD PANEL, STAIN GRADE
STC-02	HORIZONTAL TEXTURED STUCCO
MTL-01	EXTERIOR ALUMINUM PANEL, COLOR TBD
GL-01	CLEAR TEMPERED GLASS, 1/2" THK
RS-01	FIBER GLASS BASED SHINGLE ROOFING, COLOR TBD

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ENVIRONMENTAL EVALUATION SET	02 10 17
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PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17
PROGRESS DD SET	07 24 17
311 NOTIFICATION	09 27 17

Drawing Title

PROPOSED ELEVATIONS

Sheet Number

A8

EXHIBIT 14

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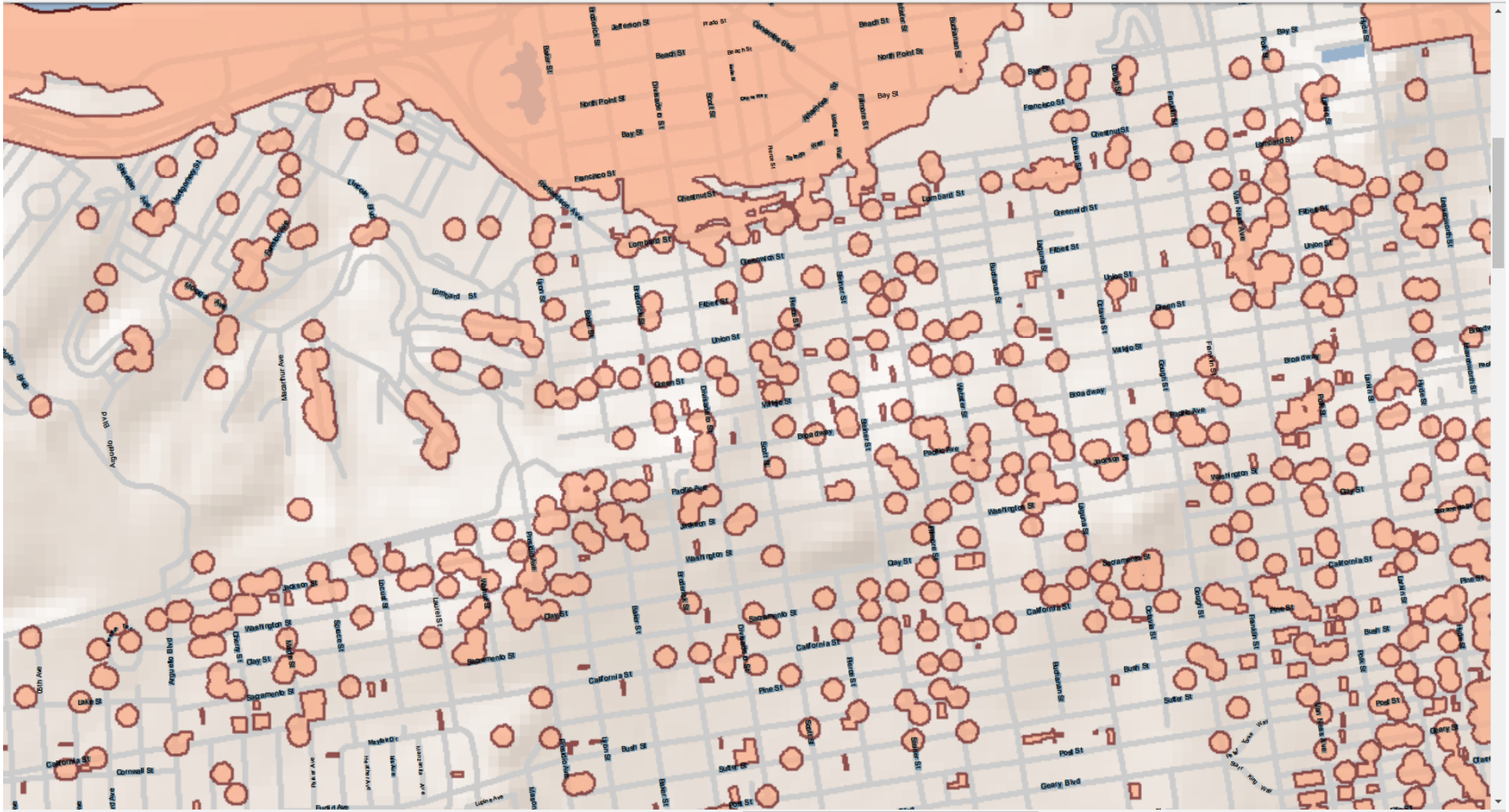

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9/25/2017

EXHIBIT 15

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SF-PLANNING.ORG/INFO

MEMO

DATE: March 23, 2017

RE: Cow Hollow Neighborhood Design Guidelines

The Cow Hollow Neighborhood Design Guidelines, exempting the appendix which would require changes to existing city codes, were endorsed by the Planning Commission on April 26, 2001.

Cow Hollow

Neighborhood Design Guidelines

April 2001

COW HOLLOW ASSOCIATION

ACKNOWLEDGMENTS

These guidelines were written by consultants to the Cow Hollow Assocation and reviewed by the San Francisco Department of City Planning. The CHA wishes to acknowledge the contributions of consultants Lucian R. Blazej, Ian S. Moore and Clark Wilson. Mr. Blazej provided project oversight and Mr. Moore provided project management, research and prepared the Cow Hollow Neighborhood Design Guidelines document. Mr. Wilson prepared the line sketches illustrating typical Cow Hollow neighborhood structures. Mr. Pedro Arce reviewed the report for the San Francisco Planning Department.

PREFATORY NOTE

The Cow Hollow Neighborhood Design Guidelines contain sections quoted directly from the Residential Design Guidelines of San Francisco (1989). Extensive additional text and graphic materials have been added where required to meet the needs of the Cow Hollow Neigbhorhood.

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SECTION 1
COW HOLLOW NEIGHBORHOOD DESIGN GUIDELINES BACKGROUND

INTRODUCTION

A long standing city-wide goal has been the preservation and enhancement of the quality of San Francisco neighborhoods. The premium on residential property in San Francisco has encouraged development that has often been unsympathetic to the character of the existing built environment. While the Planning Code provides general limits on the development of lots, the application of these limits may conflict with neighborhood character. The renovation of a residence is a major commitment of time, effort, and money. The reasons for renovation vary: some people renovate as an investment, some to improve their building's design, and some to provide space for a growing family. Whatever the reason, renovations and expansions should respect and improve on the character of the neighborhood and the predominant features of the blockface, and mid-block as well as open space.

Legal Basis

The Planning Commission adopted the Residential Conservation Amendments to the Planning Code on January 11, 1996, which, among other things, recognized the potential of having Residential Design Guidelines for specific areas of the City (Section 311 of the Planning Code). The Planning Commission, by resolution, can approve the Cow Hollow Neighborhood Design Guidelines (CHNDG). Upon such action, Planning Department staff would implement these guidelines as part of building permit review.

Purpose and Intent

To a large degree, the character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape, and, if repeated often enough, the image of the city as a whole.

Concern for the visual quality of the neighborhoods gave rise, in part, to the November 1986 voter initiative known as Proposition M which established as a priority policy that existing neighborhood character be conserved and protected. To ensure this, the Neighborhood Conservation Interim Controls were adopted in September 1988, which require the City Planning Department to use residential design guidelines in its review of building permit applications. The Planning Commission in 1989 adopted Citywide Residential Design Guidelines to assist in determining whether a new building, or the expansion of an existing one, is visually compatible with the character of its neighborhood. **The <u>purpose</u> of these <u>Cow Hollow Neighborhood Design Guidelines</u> is to assist in determining whether the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow as defined herein.**

The Planning and Building Codes establish basic limitations on the size of a building. A building built out to the legal limits established for height and setbacks and rear yards may, however, result in a building which is not compatible with the character of its neighborhood.

To address this problem, Section 311 of the Planning Code establishes procedures for review of building permit applications in Residential Districts in order to determine compatibility of the proposal with the neighborhood.

The Cow Hollow Neighborhood Design Guidelines establish minimum criteria for neighborhood compatibility, not the maximum expectations for good design. Meeting the criteria will not alone assure a successful project. A successful project will require sensitive design, careful execution, and use of quality materials. A thoughtful application of the guidelines will, however, assist in creating a project that is compatible with neighborhood character, and will reduce the potential for conflict and the delay and expense of project revisions.

The Cow Hollow Neighborhood Design Guidelines do not prescribe specific architectural styles or images, nor do they encourage direct imitation of the past or radical departures from the existing design context. There are many appropriate design responses to a given situation. These Guidelines are most concerned with whether the design respects the project's context, and consciously responds to patterns and rhythms on the exterior and interior block-face with a design that is compatible and that will contribute to the quality of the neighborhood.

Because of the diversity of architecture in Cow Hollow, there is great opportunity for design to unify and contribute positively to the existing visual context. **The key issues for the Cow Hollow neighborhood are preservation and enhancement of the neighborhood character as perceived from the block face as well as the rear facades of buildings, which includes enjoyment of the mid-block open space. These play an important role in the definition of a backdrop for lower neighboring districts and for the Presidio, a National Park.** Even after meeting the basic structural criteria set forth in these Neighborhood Design Guidelines, project sponsors and designers must work to sensitively respond to the other visual design characteristics addressed here. Attention to scale, proportion, texture and detailing, building openings, etc. will help to unify the neighborhood in a positive way.

The Cow Hollow Neighborhood Design Guidelines are intended to be used by project sponsors and their designers in the project design process, by neighbors and community groups in their review of projects, and by the Department of City Planning staff and the City Planning Commission in their review and approval or disapproval of projects.

ORGANIZATION OF THE GUIDELINES AND FUNCTION OF THE ILLUSTRATIONS

The Cow Hollow Residential Design Guidelines are organized as follows:

Section 2 describes the topography and origins of Cow Hollow and discusses the meaning of the term neighborhood character, describing typical situations the designer may face and specifically defining the neighborhood character, topographic features, and housing styles of Cow Hollow.

Section 3 identifies basic elements of design, analyzes each of them, and presents guidelines for designing new buildings or alterations to assure compatibility with neighborhood character.

Section 4 suggests an approach to identify the concerns of neighbors early in the design process and ways to better describe the intended building envelope. It also provides information about the Cow Hollow Association.

The drawings are intended to illustrate the text and are sometimes schematic. They are not design examples to be copied or imitated. Although the drawings show only one side of the street, or one side of the mid-block open space, depending on where the discussion affects the front or rear facade of the building, both sides of the street and the mid-block open space are of concern. The illustrations are of in-fill new construction or alteration of existing buildings on lots with widths varying from 25 to 30 feet in low-density neighborhoods. However, the text is also applicable and should be followed on wider lots.

The **Appendix** includes specific discussion and analysis of rear yard coverage and building height, Cow Hollow Association policies on rear yard set backs and open space, rear yard extensions, height, and tree pruning techniques, shadow study, and height ordinances from other Bay Area communities.

Glossary

The following terms are defined for use in the context of the Cow Hollow Design Guidelines.

Building Envelope: the allowable volume defined by height, width and depth that a building may occupy, subject to specific limits and policies

Exterior Blockface: the row of front facades facing the street for the length of one block

Interior Blockface: the row of rear facades facing the mid-block open space for the length of one block

Midblock Open Space: the interior block area shared by the rear yards of all properties on a given city block and defined by the rear facades of buildings

Neighborhood Character: the collection of architectural mass, scale, proportion, pattern and rhythm, design and environmental characteristics that determine the quality of life and ambience of a geographically-defined neighborhood

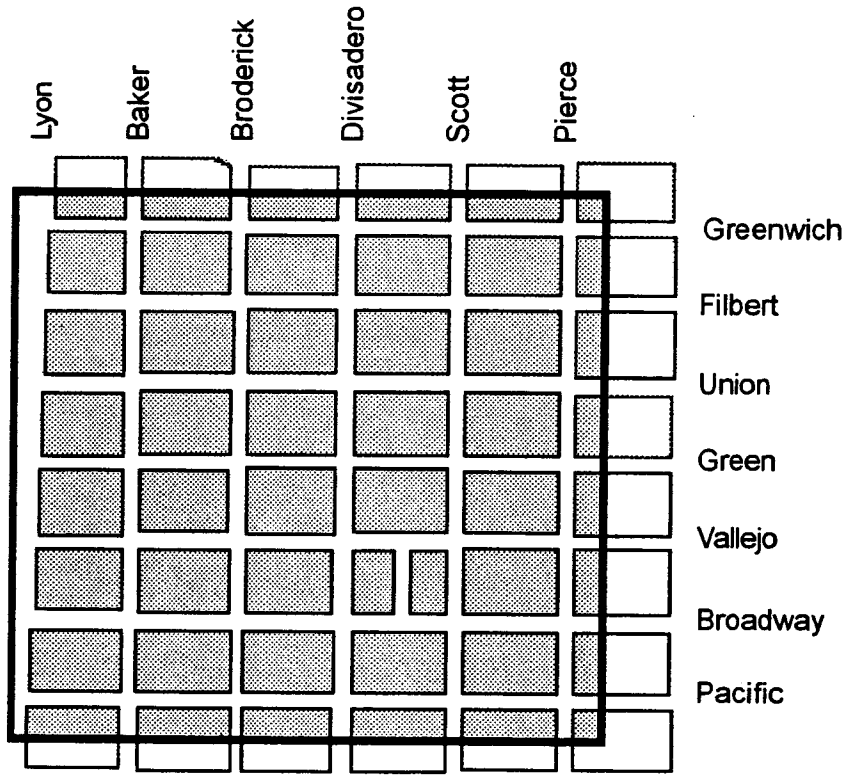
Setback (Front, Rear, Side): The dimension a building or portions of are set back from respective property lines

Rear Yard: the open space between the rear wall of a subject property and the rear lot line

Where the Guidelines Apply

The Cow Hollow Neighborhood Design Guidelines apply within the boundaries of the Cow Hollow Neighborhood. Cow Hollow is the rectangular area of the City and County of San Francisco bounded by Greenwich Street in the north, Pierce Street in the east, Pacific Avenue in the south, and Lyon Street in the west. The neighborhood area includes both sides of the street on each of the bounding streets. The following figure illustrates the neighborhood boundaries.

COW HOLLOW NEIGHBORHOOD BOUNDARIES



SECTION 2
NEIGHBORHOOD CHARACTER

TOPOGRAPHY AND TERRAIN: RELATION TO ARCHITECTURAL DESIGN

The boundary of Cow Hollow has been previously defined in "Where the Guidelines Apply." Cow Hollow homes take advantage of the picturesque setting afforded by its hillside site, located on the north facing slope descending from Pacific Heights to the Marina.

The open, picturesque atmosphere of the Cow Hollow neighborhood is created by the unique hillside setting and views to the north, and by large mid-block open spaces. The Golden Gate Bridge, Presidio, Marina District, Palace of Fine Arts, San Francisco Bay, and Marin County communities are all visible from different parts of the Cow Hollow Neighborhood. Neighborhood architecture affords urban density at a pleasant scale that preserves natural light and views for most residents. The traditional grid street layout provides ease of neighborhood circulation, and block dimensions are characteristic of many older San Francisco residential neighborhoods. The fact that this street and block arrangement is preserved even on the steeper blocks in the neighborhood creates a reasonable uniformity of building lot coverage, building height, views, mid-block open space, and lot setbacks. These are the attributes of individual lots and structures that largely define the Cow Hollow neighborhood character.

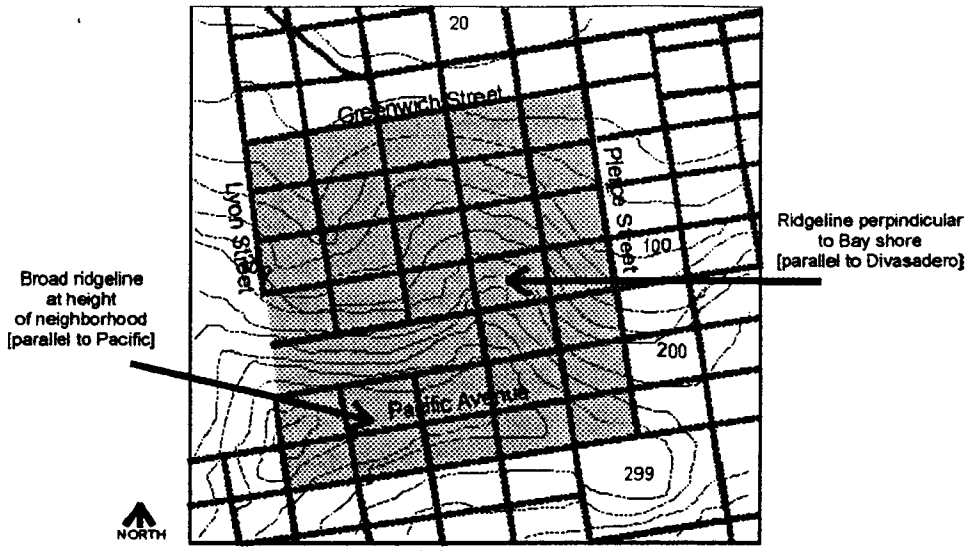
Cow Hollow includes a diversity of building types: larger single family detached residences in the higher elevation areas of the neighborhood; one and two family attached residences on smaller lots throughout much of the neighborhood; and, multi-family structures located on corner lots and in the lower elevation areas of the neighborhood. Despite this diversity of building types, the neighborhood is predominately two and three stories.

Topographic Features of Cow Hollow

The level east-west ridge along Pacific Avenue serves as the southern boundary of Cow Hollow and generally slopes downward toward the San Francisco Bay. The western boundary of the neighborhood drops from an elevation of 250 feet at intersection of Pacific and Lyon Streets to an elevation of approximately 50 feet in the vicinity of Greenwich and Lyon Streets. The eastern edge of the neighborhood slopes downward from roughly 210 feet from the intersection of Pacific Avenue and Pierce Streets to roughly 35 feet at Greenwich and Pierce Streets. The neighborhood also has considerable variations in elevation from west to east. The third elevation profile below demonstrates the considerable rise and fall along Vallejo Street from west to east. This is a result of the prominent ridge that runs perpendicular to the Bay shore, defined roughly by Divisadero Street.

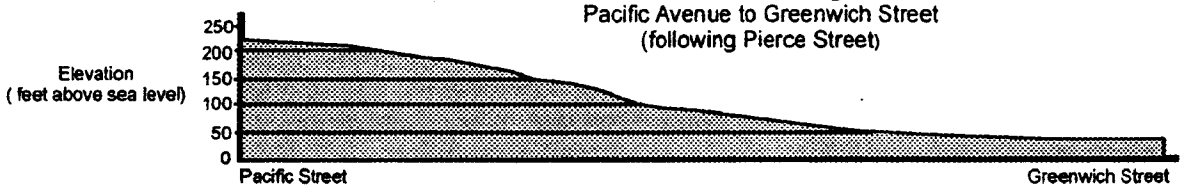
These topographic features exert a defining effect on the architectural features of the homes and block faces in Cow Hollow. In addition, the topography influences the micro-climate in Cow Hollow, specifically the solar lighting, fog, and wind (Appendix E.) Design techniques for preserving these architectural characteristics and resultant environmental quality in the neighborhood are included in Section 3 of this document.

Cow Hollow Neighborhood Topography

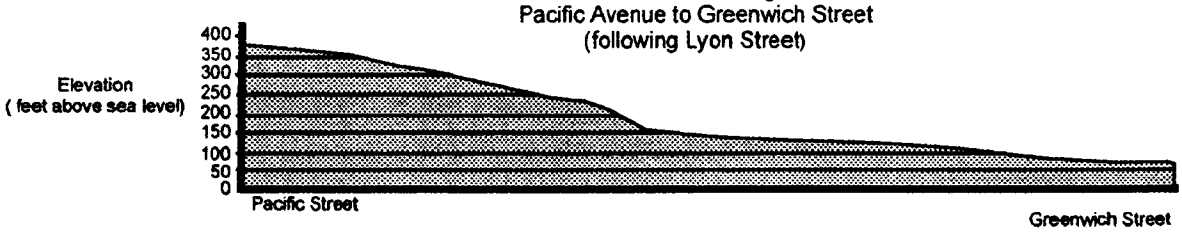


Source: USGS, San Francisco quadrangle, 7.5 Minute Series

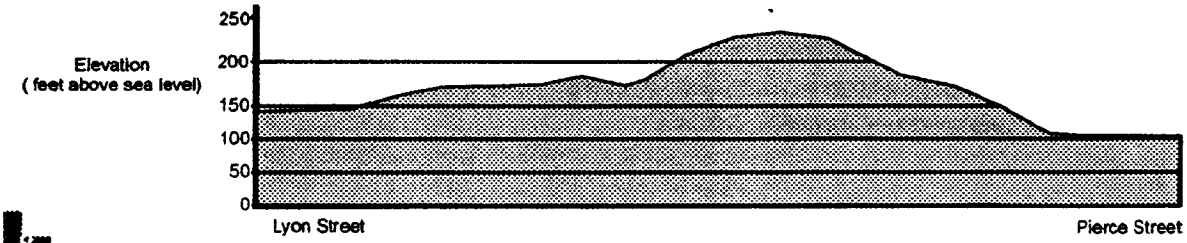
Elevation Change
Pacific Avenue to Greenwich Street
(following Pierce Street)



Elevation Change
Pacific Avenue to Greenwich Street
(following Lyon Street)



Elevation Change
Lyon Street to Pierce Street
(following Vallejo Street)



ORIGINS OF COW HOLLOW

Once home to a brewery and Chinese vegetable gardens, and bordered by a soap factory, tannery, streetcar factory, and laundries, Cow Hollow is today one of the finest residential neighborhoods in San Francisco. (John L. Levinsohn, Cow Hollow: Early Days of a San Francisco Neighborhood from 1776). The neighborhood is a unique microcosm of the full range of architectural styles popular for single family residences in San Francisco before 1925.

Stark sand hills originally stood as background to pastures used first for dairy cows and then cattle. Natural springs abounded in Cow Hollow, running down to Washerwoman's Lagoon, somewhat north of our present Filbert Street. Businesses were established there using the water for laundering and for tannery processing. Fertile and well-watered adjacent lands were a source of much produce for consumption in San Francisco beginning in the 1850s. Land north of Lombard between Scott and Steiner, as well as up the hill at Pierce and Green Streets was cultivated for produce by Chinese laborers. By the 1870s there were about 30 dairies in the vicinity, the largest with about 200 cows. Residents complained of unsanitary conditions attributable to the dairies, and the tannery was equally unpopular because it polluted the spring-fed waters of the lagoon. By the 1880s both cows and tannery were gone, and a few significant residences had been constructed in the neighborhood.

The first grand home in Cow Hollow was built in 1865-66 by Henry Casebolt at 2727 Pierce Street across from the Chinese gardens. Henry Casebolt, a Virginia blacksmith, made a fortune during the Gold Rush era and established a factory in 1871 at Union and Laguna to manufacture cars for his Sutter Street Railway. Designated as Landmark Number 51 by San Francisco's Landmarks Preservation Advisory Board, the house today is considered a masterpiece of the Italianate style. Set back in the center of the block, its most prominent feature is the centrally located porch, flanked by double stairways. Salvaged ship timbers were used for much of the structure. The white wood exterior was once speckled with dark tones to mimic stone.

The Casebolt house graced the cover of the popular book Here Today published by the Junior League of San Francisco in 1968. Here Today is credited with influencing the formation of the Landmarks Board, as well as the city's nonprofit Foundation for San Francisco's Architectural Heritage.

Some of the oldest houses in San Francisco still stand today in Cow Hollow because they were subsequently moved here from other neighborhoods, many of which burned in 1906. This is a highly specialized form of historic preservation which relies on either clairvoyance or extremely good luck! (William Kostura, "Itinerant Houses: a History of San Francisco's House Moving Industry", The Argonaut Journal of the San Francisco Historical Society, Spring 1999). A reporter in 1901 warned that Cow Hollow "bids, fair to become a wholly

unique neighborhood of second-hand houses and out of date architecture." ("Tramp Houses of San Francisco", San Francisco Chronicle, November 17, 1901. Sunday Supplement, p.2) Today we appreciate our wholly unique neighborhood, which retains particularly fine examples like 2828 Vallejo, on the northeast end of the block between Broderick and Baker. Built In 1880 or 1881 and located at that time at 2120 Broadway, the house may be the oldest Queen-Anne style residence in San Francisco. It was moved in 1895, when the original site was purchased by James L. Flood for his new mansion, which is now the home of Hamlin School. The house at 2828 Vallejo retains a now unusually deep setback and is pictured on page 23 of Here Today.

New home construction in Cow Hollow was concentrated after 1890 and in the first two decades of the century, in a variety of Victorian styles including Stick-Eastlake, Queen Anne and Edwardian. The pace of construction increased significantly after the earthquake and fire of 1906, and in about 1911 in anticipation of the Panama-Pacific International Exposition of 1915. In the 1920s houses were built in Mediterranean, Mission, Romanesque Revival, Tudor, and California Craftsman styles. There was little new construction in the 1930s, however Victorian houses were frequently remodeled from 1900 on in these newer styles. Home-owners also sought to reduce their fire insurance premiums by removing the flammable Victorian decoration and covering their houses with stucco.

By the 1940s some of the large single family homes in the neighborhood had been converted, often illegally, to boarding houses and apartments. Among other factors were the changing economy and the need to house families of soldiers newly stationed in the Presidio. In October of 1946 the Board of Supervisors defeated a resolution which would have rezoned to single family houses (RH-1) ten lots on the west side of Broderick Street between Green and Union Streets. The argument went to the board after a property owner sought a building permit to allow the construction of apartments in a house at 2700 Green Street.

These actions angered resident Elizabeth C. Lawrey, who was told by the Zoning Division of the Planning Department that the whole neighborhood was a lost cause because it was made up of large old houses whose only future lay in their conversion to boarding houses and apartments. Under the auspices of the Planning Department, Ms. Lawrey herself surveyed 45 blocks to show that Cow Hollow was in fact a solid neighborhood of single family homes, and the Planning Commission admitted their error. With four other neighbors Lawrey formed the Cow Hollow Improvement Club, which grew to 360 families. This organization exists today as the Cow Hollow Association which actively participates in planning related activities concerning the neighborhood and acts as a clearinghouse for information from various city departments to members. During Ms. Lawrey's 20 year tenure as Zoning Chairman, illegal uses were cleaned up and 20 to 25 blocks were rezoned from apartments and flats to single family and single family detached homes. The already established apartments and flats were grandfathered in (Marina Union, February 1990.)

Thanks to the early efforts of the Improvement Club, residents today continue to enjoy the first and only park in the neighborhood, Cow Hollow Playground, which is hidden in the center of the block bounded by Filbert, Greenwich, Baker and Broderick streets. With only a handful of grandfathered commercial establishments Cow Hollow remains today an exclusively residential and historic neighborhood.

DEFINING NEIGHBORHOOD CHARACTER

Ultimately, the concern to preserve neighborhood character extends beyond individual neighborhoods to the well-being of the City as a whole. As the San Francisco Residential Design Guidelines point out, "...to a large degree the character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape, and if repeated often enough, the image of the City as a whole."

Concern for the visual quality of the neighborhoods gave rise, in part, to the November 1986 voter initiative known as Proposition M, which. ..established as a priority policy, "that existing neighborhood character be conserved and protected." With respect to specific neighborhoods, the San Francisco Residential Design Guidelines define particular criteria and guidelines that will be described and made specific to Cow Hollow in this and the next section. Neighborhood character is first defined, as follows.

What is the Neighborhood?

In assessing whether the physical characteristics and visual appearance of a building expansion or construction of a new one conserves the existing neighborhood character, neighborhood is considered at two levels:

The broader context. Here the concern is how the building relates to the character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street in which the project is located are particularly relevant.

The immediate context. Here the concern is how the building relates to its adjacent buildings or, in the case of an enlargement, how the addition relates to the existing structure and how the form of the new or enlarged building impacts the adjacent buildings.

What is the Block Face?

The Block Face is defined as the row of facades for the length of one block. The topography of Cow Hollow shows a significant drop from a ridge running along Pacific Avenue; as a result of this the public perception of buildings is not limited to their front facades, but includes the

rear facades when visible from lower streets or from public areas. In consideration to this, the Block Face consists of two facets: a) the Exterior Block Face, defined by the row of front facades facing the street, and b) the Interior Block Face, defined by the row of rear facades facing the mid-block open space.

What is the Mid-Block Open Space?
The Mid-Block Open Space is the open area in the center of a block, formed by the sum of the rear yards of the properties within the block. The Mid-Block Open Space in the Cow Hollow neighborhood, contributes to the broader cityscape of San Francisco, particularly when seen from the adjacent neighborhoods, the shoreline, the Bay, and the Presidio. Due to the inclined slopes of the upper parts of the neighborhoods, the rear facades of buildings play a very important role because they contribute to the image of the City, while the vegetation in the Mid-Block Open Space, in general, softens the building edges and creates a balance between nature and the built environment. The Mid-Block Open Space adds to the quality of life for the immediate residents .

RESPECT OR IMPROVE UPON THE CONTEXT: FLEXIBILITY IN DESIGN

In certain neighborhoods, the visual character will be so clearly defined that there is relatively little flexibility to deviate from established patterns. However, in the majority of cases there will be greater leeway in design options.

Building patterns and rhythms which help define the visual character should be respected. A street may have a pattern and a rhythm which unify the rows of buildings on either side. A sudden change in this pattern, an over-sized bay window or a blank facade among more detailed ones, for example, can appear disruptive and visually jarring.

In many areas, architectural styles are mixed or significant demolition and redevelopment have already occurred. Other areas show little visual character and seem to be awaiting better definitions. Here, design should go beyond compatibility with the existing context; it should take the opportunity to help define a more desirable future neighborhood character.

The following discussion is intended to help clarify the restrictions and opportunities presented by a particular neighborhood context and to understand the degree of design flexibility that exists.

Clearly Defined Visual Character

On some block faces, existing building patterns and architectural styles will strictly define the options for new development. A predominant visual character is clear in the strong repetition of forms and building types in the following drawing.

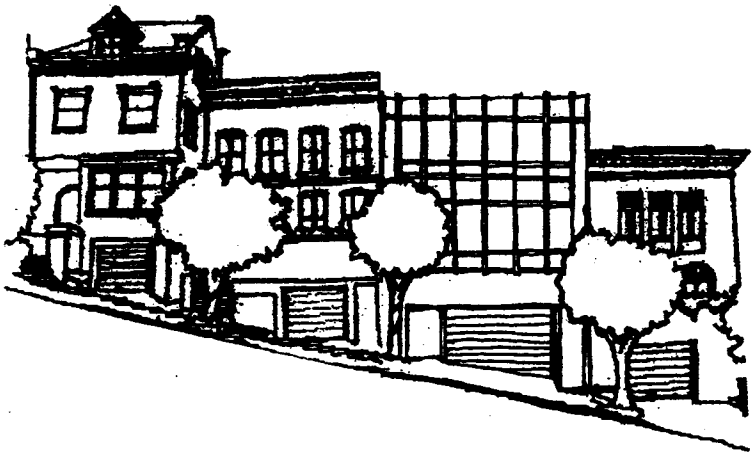
A small deviation in this neighborhood pattern would draw a great deal of attention to a new structure—attention that is damaging to the existing street character, as shown below.

ABOVE FIGURE – SIMULATION FOR ILLUSTRATIVE PURPOSES

Complex Situations

In other situations, building forms and structures are more varied, yet the row still 'works' and the buildings share a strong, unified sense of character. Patterns in building siting, form, proportion, texture, detail, and image are strong but more subtle than in the previous example. Consider the following example.

This situation is typical of Cow Hollow. While there are many groups of buildings with similar design, it is rare to encounter an entire block face of uniform visual character in the Cow Hollow Neighborhood. The complex situations in Cow Hollow often involve three or more primary building types per block face.

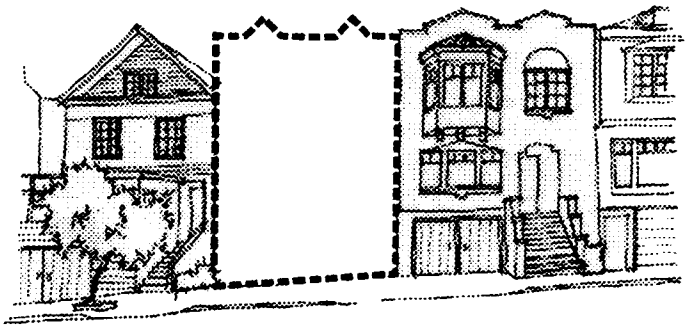


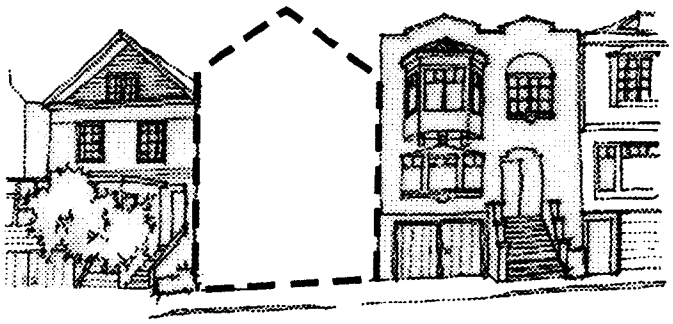
Undefined Visual Character

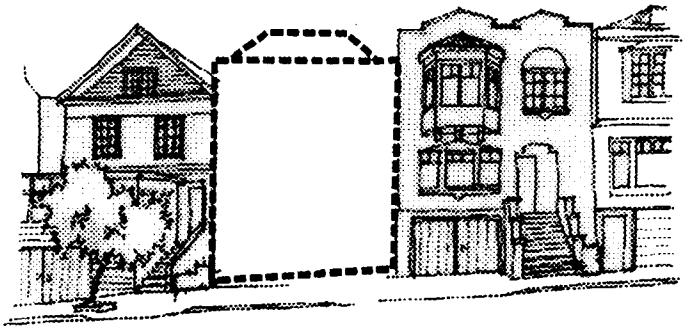
In many block faces, an overriding visual character may not be apparent, or the character may be mixed or changing.

When no clear pattern or style is evident on a block face, a designer has both greater flexibility in design and a greater opportunity (as well as responsibility) to help define, unify, and contribute positively to the existing visual context. Existing incompatible or poorly designed buildings in the project's area, however, do not free the project sponsor from the obligation to enhance the area through sensitive development.

The following examples show the great flexibility of design solutions when the neighborhood character is undefined. Each response, however, is derived from existing visual patterns and each attempts to unify the block face.







New Visual Character

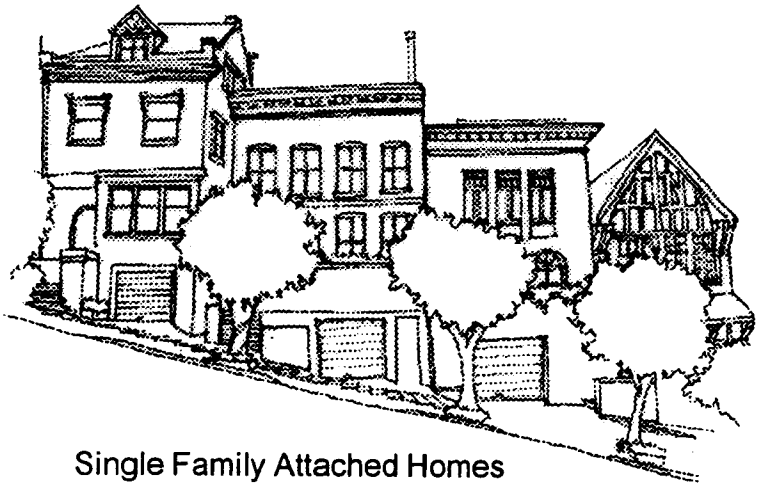
When the existing visual character offers little interest, new construction or extensive remodelling should seek to improve the context. When a row of new residential buildings or single building on a wide lot is proposed on a block where the existing housing has poor visual character, a unique opportunity to define a more desirable future visual character of the area is presented. The new building or buildings then become the context with which later construc-

tion must be compatible. In these cases, the facades of individual buildings or vertical facade dimensions, in the case of a very wide building, should not be either uniform or entirely different from each other.

NEIGHBORHOOD CHARACTER OF COW HOLLOW

Cow Hollow has evolved to contain a mix of architectural styles. Often, there will be three or more different styles on one block face, but a unifying rhythm is still maintained. Thus, Cow Hollow can be considered a **complex situation**, as described above, in which building forms and structures are varied, yet the row still 'works.' Sketches illustrating the variety of structures found in Cow Hollow are included.

Cow Hollow Neighborhood Character: Building Types

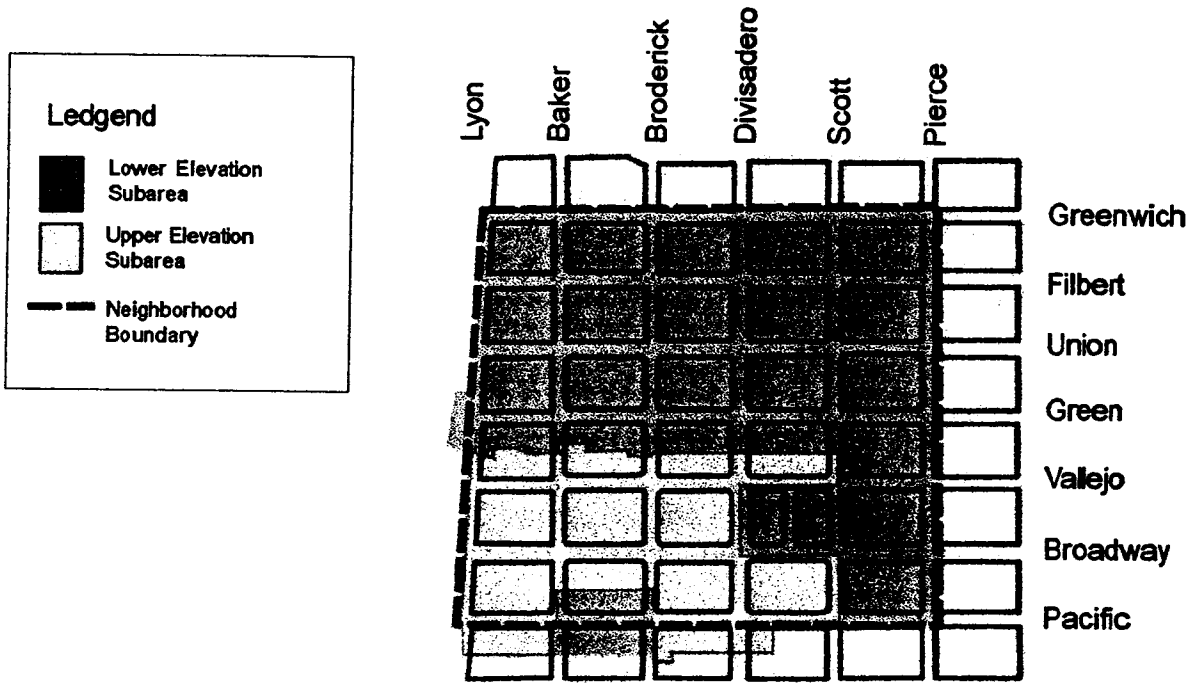


Single Family Attached Homes
on Hillside Slope

Corner Multi-Family Attached Units
on Level Slope

Single Family Detached Homes
on Level Slope

Neighborhood Character Sub-Areas



Building types contribute significantly to the neighborhood character of Cow Hollow, and define two sub-areas characterized by similarity of buildng uses and building dimensions. They are considered under the subsection titles "Scale" in Section 3 of this document. These scale dimensions include **Height, Width** and **Depth**, and are considered in the context of the neighborhood sub-areas. For each of the dimensions, specific neighborhood design guidelines are provided for the two neighborhood subareas in the "Scale" subsection.

The two distinct subareas include the **Upper Elevation Sub-Area** consisting of lots zoned for single family detatched homes, and the **Lower Elevation Sub-Area**, consisting of predominatley lots zoned for single and two-family dwellings.

The Upper Elevation Sub-Area of Cow Hollow includes the general area bounded by Pacific, Lyon, Vallejo, and Scott. This Upper Elevation Sub-Area is characterized by larger homes on larger lots. There are, however, some blocks within the Upper Elevation Sub-Area that are not zoned for single family detatched homes. These exceptions include the block of single family homes bounded by Broadway, Divisadero, Vallejo, and Scott, and the southern half of the Pacific, Baker, Broadway, and Broderick block. These two areas are therefore not included in the Upper Elevation Sub-Area.

The Lower Elevation Sub-Area of the Cow Hollow Neighborhood consists primarily of single and two-family homes. The Lower Elevation Sub-Area includes the general area bounded by Green, Lyon, Greenwich, and Pierce. The need for consistency of scale in this lower elevation sub-area is a primary focus of these Neighborhood Design Guidelines. The fact that single and two-family residences are interspersed throughout the majority of the neighborhood demonstrates the need for a consistent scale and building dimensions across zones.

SECTION 3
RESIDENTIAL DESIGN GUIDELINES

THE DESIGN PROCESS

For current Cow Hollow residents and future residents considering building a new home or adding to or otherwise making building modifications or expansions to their homes, it is important to identify those features or elements that give the building its visual character. A two-step approach can be useful in identifying the design elements that contribute to the visual and neighborhood character of a building. This approach involves:

(1) examining the building from afar to understand its overall setting, architectural context and siting characteristics; then,
(2) moving up close to appreciate the building's design details, materials and the craftsmanship and surface finishes evident in these materials.

Step one is to identify the overall character of the building, which involves looking at its distinguishing physical aspects without focusing on its details. The main contributors to the building's overall character are its setting, shape, roof and roof features, projections (such as bay windows, eaves, and balconies) recesses, voids, window and doorway openings, and the various exterior materials.

Step two involves looking at the building at arms length to see the surface qualities of materials, such as their decoration, building materials, and texture, or evidence of craftsmanship and age. In some instances, the visual character is the result of the juxtaposition of materials that contrast in their size and texture. A great variety of surface materials, texture, and finishes contribute to a building's character, which is fragile and easily lost when these materials are replaced with inappropriate substitutes.

The following sections give details on the elements of design and the design guidelines that are relevant to maintaining the neighborhood character of Cow Hollow.

ELEMENTS OF DESIGN

Following are the six basic elements of residential design, most of which have components. For each element, we will give a definition, a series of questions emphasizing the design issues related to the element, and a series of guidelines to follow to ensure that the new design is compatible with existing ones, i.e., with the neighborhood character of Cow Hollow.

1. Siting

- Location of a project site, and its topography
- Setback of the building from the front property line
- Rear Yard, i.e., the setback of the building from the rear property line
- Side Yard, i.e. spacing between buildings and light wells

2. Building Envelope

- Roofline: the profile a building makes against the sky, and the organization of projections above the roofline
- Volume and Mass as expressed by the visible facades

3. Scale (Height, Width & Depth)

- Dimensions of the elements which make up the building's facades
- Proportions of the building, and of the elements of its façade

4. Texture and Detailing

- Materials and Colors used to finish the surface of the building
- Ornamentation used, including the amount, quality, and placement

5. Openings

- Entryways -The pedestrian entries into the buildings
- Windows -How they are articulated and used in the façade
- Garage Doors -The vehicular entries into the building

6. Landscaping

- Tree Pruning for the Retention of Mid-Block Open Space
- Tree Selection and Placement

1. SITING

The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The Location, Front Setbacks, Rear Yards, and Side Spacing will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the exterior and the interior block face, and maintaining a sense of common open space in the interior of the block.

A. Location

Location refers both to the topography of the site (is it on a hill, in a valley, or along a slope?) and to its position in relation to other buildings and significant urban features.

- ***Does the site draw attention to itself because of its topography or position on the block?***
- ***Will the project be competing for attention with neighboring structures?***

Respect the Topography of the Site

New buildings should not disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills and in relation to mid-block open space.

The following drawing shows a harmonious streetscape typical of Cow Hollow, in which the buildings respect the topography and the architectural context, stepping down the hill.

From the ridge following Pacific Avenue parallel to the Bay shore, Cow Hollow generally slopes downward toward the San Francisco Bay. The topographic map and profiles in Section 2 of this document show the overall topography of the neighborhood.

The significance of this topography with regard to neighborhood character is that there are few level lots in Cow Hollow. Regardless of where a lot is located in the neighborhood, neighbors may be located above or below the elevation of any subject property. Sensitivity to topography is extremely important in this neighborhood environment.

In the following drawing, the new building (the building in the middle) disregards the topography of the site: it has been built to the same level as the first building from the left, so that its elevation seems forced and the pattern of buildings stepping up the hill is broken.

ABOVE FIGURE – SIMULATION FOR ILLUSTRATIVE PURPOSES

For houses on slopes, terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. This terracing is important to adjacent neighbors in block faces with significant slope parallel to the street. Terracing in this arrangement preserves lateral access to light and views. Terracing is equally important to up- and down-slope neighbors located on block faces with slopes perpendicular to the street frontage. Terracing in this arrangement preserves light and views from the front and rear of hillside homes. Many of the hillside homes in Cow Hollow use a reverse plan, with large picture windows at the rear, in their living and dining rooms, while the homes behind and downhill from them are carefully designed to be below the line of sight from the homes above. The strength of this design, which takes full advantage of available views, will be undermined if the relation of the structure to the topography is not respected.

B. Topography and Views

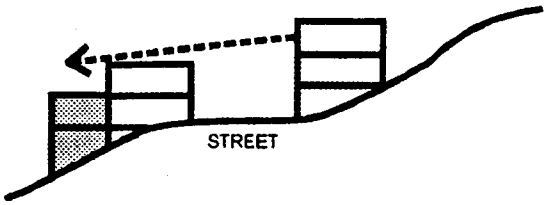
The siting of the homes in Cow Hollow is one of the most important factors defining neighborhood character. As described in the Neighborhood Character of the Cow Hollow discussion in Section 2 of this document, the majority of the buildings are on terraces that follow the slope.

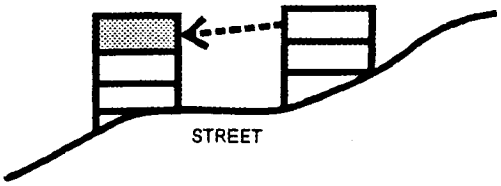
Thus, in Cow Hollow, the most important features that emerge from the integration of architecture and topography is harmony between the terrain and the built environment and views available from many of the homes and from their rear yards. There is ample precedent in Bay Area communities for the preservation of existing views, as described in Appendix F, which should be consulted for details of view preservation ordinances and guidelines in the Hiller Highlands, Berkeley, and Tiburon. Although to some extent the assessment of the impact of an addition to an existing structure on views from the surrounding homes is subjective, the ordinances and guidelines of these Bay Area communities show that it is possible to make these subjective assessments fair to both holders of existing views and to those wishing to build. It is also possible to formulate objective criteria to minimize obstruction of existing views. These communities endorse a combination of such objectives measures and professional judgement by planning staff, to evaluate the effects of vertical additions on views.

In the hillside community of Cow Hollow, preservation of the views resulting from the relation of the topography to the existing architecture is a consideration when remodeling is planned or a new home is to be built. In many areas the streets are so steeply terraced (with steep slope between streets) that a vertical addition to a home in the lower street will be well below the line of sight from windows and yards of uphill homes, and therefore, obstruction of views by such addition will not be a major concern. In other areas, terracing is more shallow (in the Lower Elevation Sub-Area of the neighborhood) such that the uphill homes do not presently have views, so a vertical addition would not deprive the uphill home from a view. However, there are areas in which the depth of terracing of the streets is intermediate, so the addition of a story on a downslope home would impact the views from an upslope home.

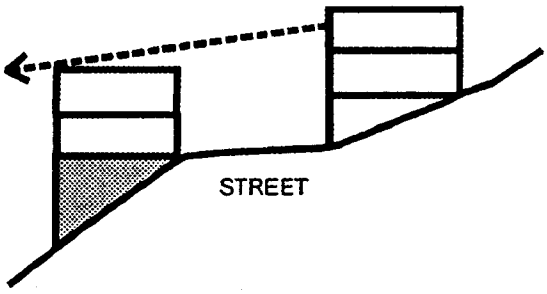
It is in these moderately terraces areas that the criteria such as those used by the Hiller Highlands, Tiburon, and Berkeley can be applied. Various solutions to minimize view impact in these situations may pertain, as shown below.

These principles can be integrated into both new construction and building expansions in Cow Hollow. For example, as in the following drawing, on a home downslope from another, instead of a vertical addition (right), a rear addition one story lower than the exisiting structure should be considered (left), provided that it does not encroach within the required open area, to minimize interference with the view from the up-slope home.

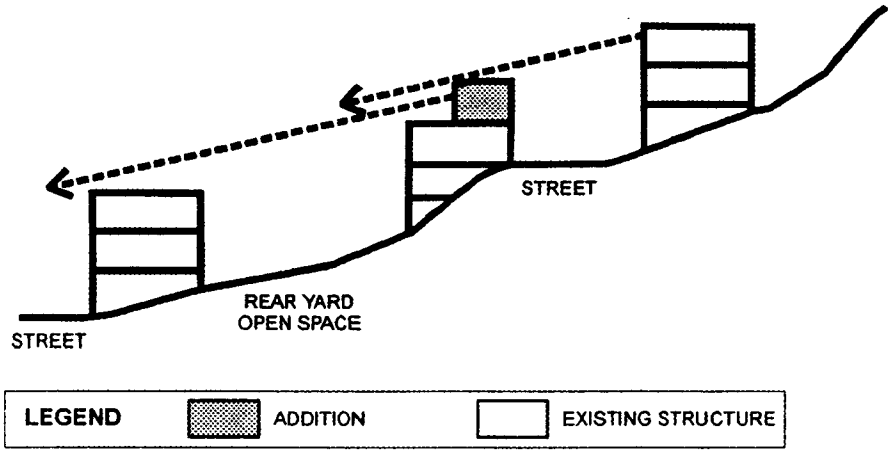




If the severity of the slope and/or the size of the yard precludes the above solution, developing the lower, unfinished story of the home largely within the existing building envelope should be considered, as shown below.



If a down slope home considering a vertical addition is across the street from an up slope home, a front setback or angle-cut on the planned additional story may preserve view for the up slope home and its rear yard, as in the following drawing.

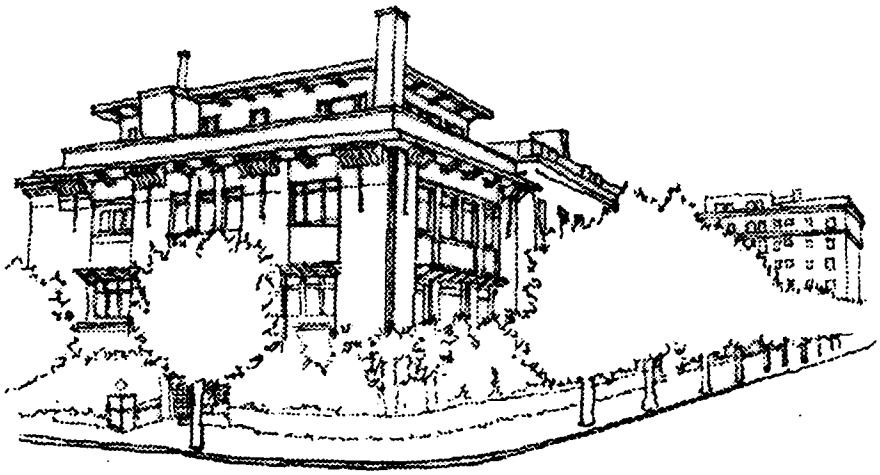


Emphasize Corner Buildings

Corner buildings play a stronger role in defining the character of the neighborhood than other buildings along the block face. They can act as informal entryways to the street, setting the tone for the streetscape which follows.

Design for corner buildings should recognize this by giving the building greater visual emphasis. Emphasis may be given by greater height, a more complicated form or projecting façade elements, or richer stronger decoration.

Corner buildings, which have two street facing facades, create a unique design challenge, particularly if the internal organization of the building is that of an interior building with two blind sides. Placed on a corner, one of the sides is now an exposed façade which should be fenestrated, articulated, ornamented and finished so it is comparable to the front façade. The following illustration represents a well-designed corner home in Cow Hollow.



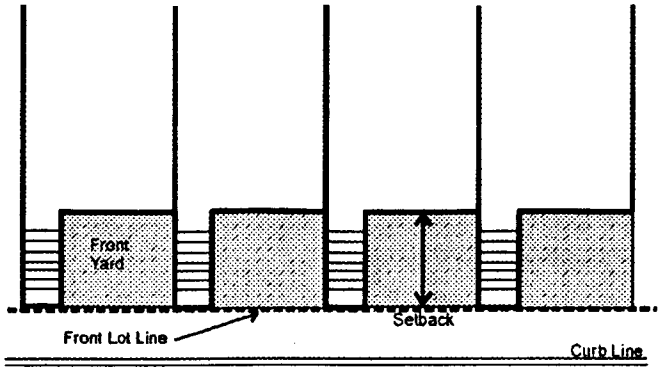
C. Setbacks

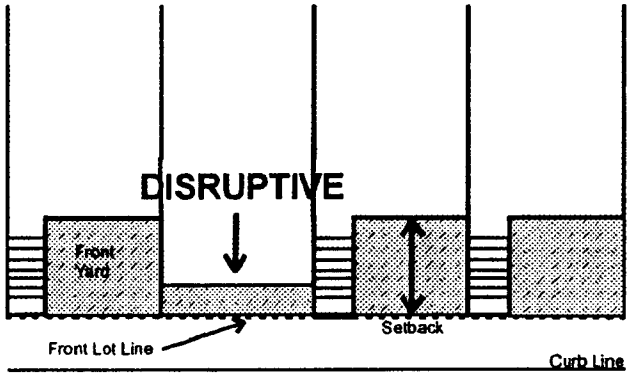
Building setbacks are the distance between the structure's edges and the front property lines. The pattern of setbacks helps establish a rhythm to the block face and provides a transition between the public sidewalk space and the privacy of the building.

- ***Is there an existing pattern of building setbacks?***
- ***What effect will changing this pattern have?***
- ***Do the proposed setbacks create new building corners along the block face?***

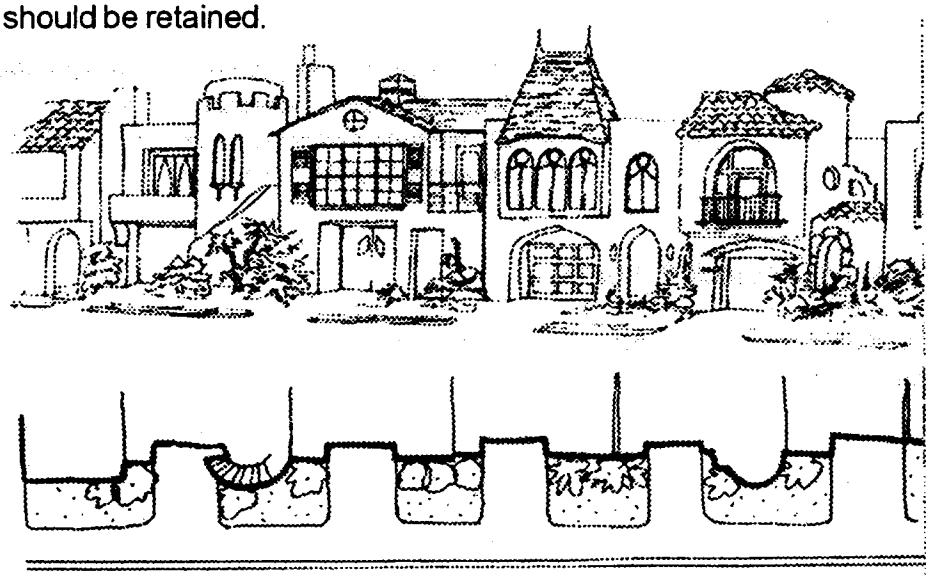
Respect Setback Patterns

A setback that goes against the established pattern will be disruptive to the neighborhood character.

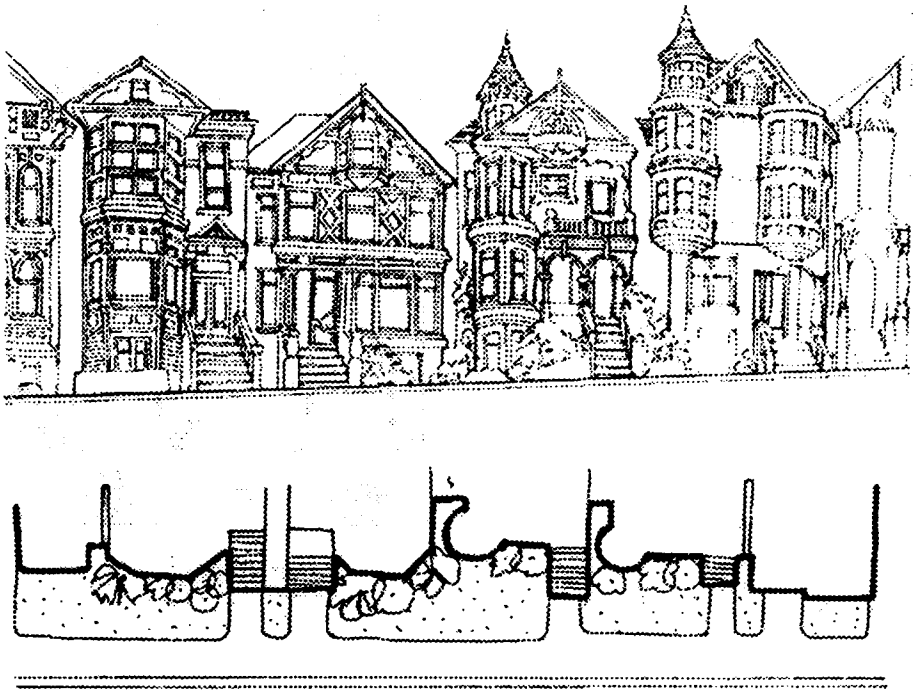




In Cow Hollow, within any particular block face, each building is set back from the property line to a similar degree (Portions of the facades are recessed even further creating partial setbacks). The setbacks help to define the transition between the private spaces and public street areas. Landscaping can help soften this transition. Existing patterns of landscaped front setbacks should be retained.



The front gardens in the setbacks of many homes in Cow Hollow are an important asset of the neighborhood. Elimination of these gardens not only damages neighborhood character but also depreciates the value of the home. Drought resistant plants and automatic-drip irrigation systems can facilitate maintenance of front gardens. (See Landscaping.)

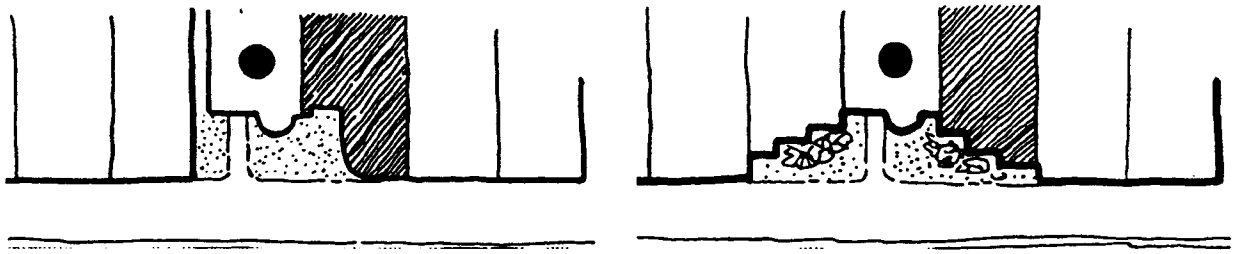


Respond to Building Corners Created by Setbacks

Changes to a uniform setback pattern can create building corners along the block face. These corners often draw attention to themselves and can take on a special role in the composition of the streetscape. They should be designed to acknowledge this role.

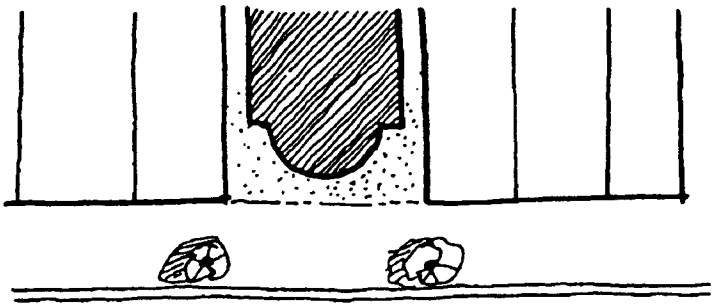
Acknowledge Significant Neighboring Buildings

In some cases, a proposed project is adjacent to a historically or architecturally significant building. These structures are often set back from the street or are on wider lots with gardens in front. For these lots, open space can sometimes be even more important than the building itself. The setback treatment should be sympathetic to the importance of the building, its setback and the open space.



Provide a Setback to Accommodate Projections of Architectural or Decorative Features

Except for minor encroachments, architectural or decorative features are not permitted to overhang the sidewalk for the first 10 feet above the sidewalk, a height intended to provide the pedestrian adequate headroom. Therefore, in order to allow for appropriate architectural or decorative features at the base of the building, the building may need to be set back from the property line.



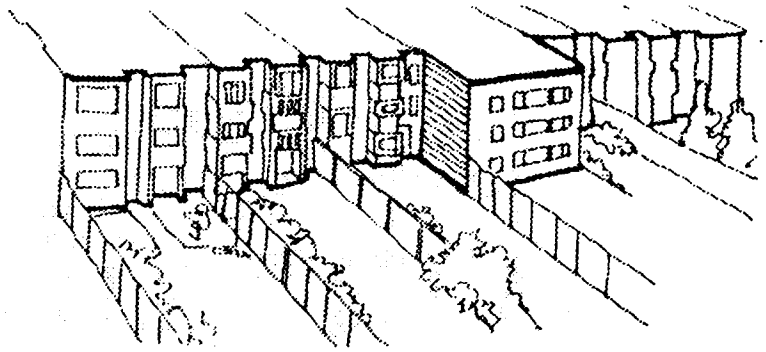
D. Rear Yards

Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.

- ***Is there a pattern of rear yard depths creating a common open space?***
- ***Will changing this pattern have a negative effect?***
- ***Are light and air to adjacent properties significantly diminished?***

Respect Rear Yard and Adjacent Buildings

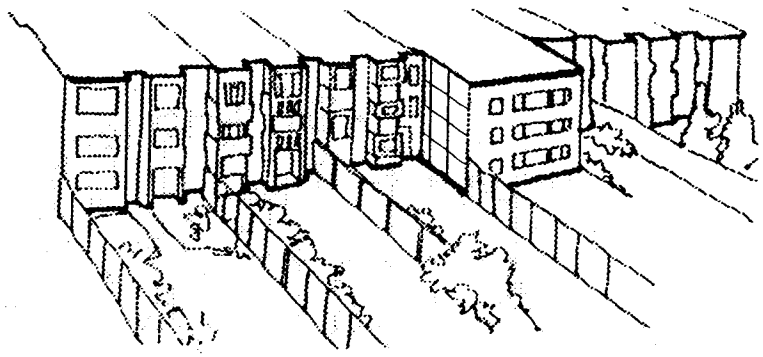
Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings.



In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of these the mid-block open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.

Finish the Rear Facade and Visible Sides of the Building

The rear of the building, and the visible sides, while not as public as the front of the building, still are in view of the neighboring properties, and often, depending on the topography, of those far beyond. This facade should also be compatible with the character of its neighborhood. The exposed siding of a rear extension should be architecturally finished because of its visual impact on adjacent properties. Exposed plywood, for example, should be considered inappropriate in the Cow Hollow neighborhood, where the majority of the building facades are finished with siding or stucco.



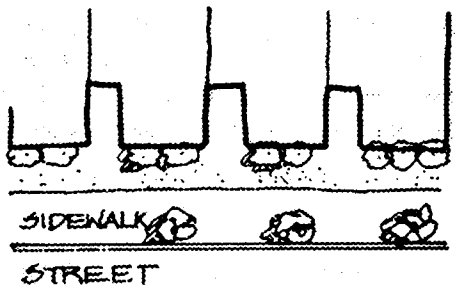
E. Side Spacing (Side Yards)

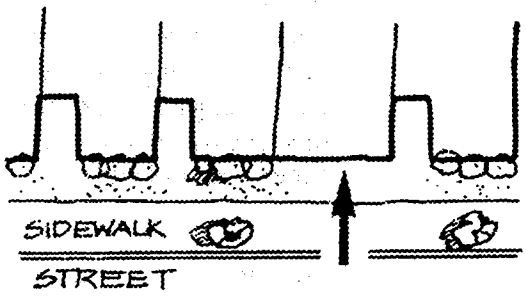
Spacings are the separations, existing or perceived, between buildings. Side or "notch-backs" between buildings help to underscore the separate nature of each unit and set up a characteristic rhythm to the street scape composition.

- ***Is there a pattern of side spacing between the buildings?***
- ***Will changing this pattern have a negative effect?***
- ***Can a negative impact be minimized by changing the design?***

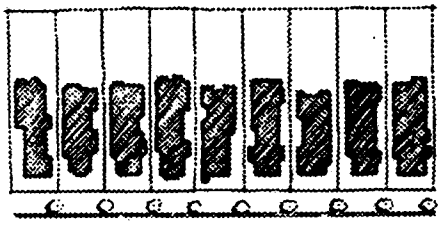
Respect Spacing Pattern

As with front setbacks, a poorly designed side setback between buildings can strongly impact the neighboring buildings as well as be visually disruptive.



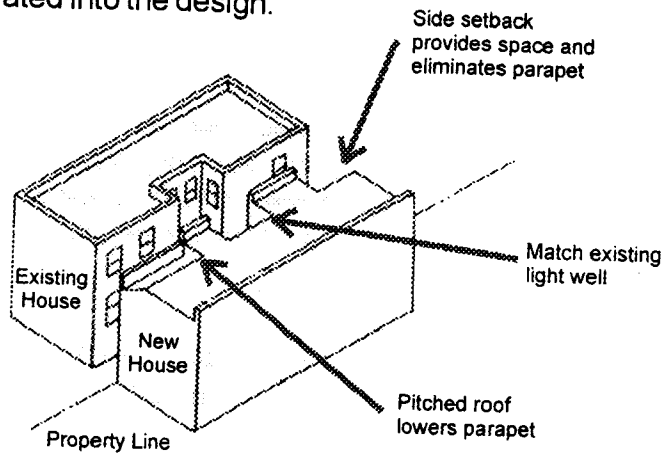


Proposed projects should respect the existing pattern of spacings between buildings.



Incorporate "Good Neighbor" Gestures

Often a small side setback or notch can prevent blockage of a neighbor's window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of "good neighbor" gestures should be incorporated into the design.



Drawing by Ruth Siegel/Arnold Lerner, AIA

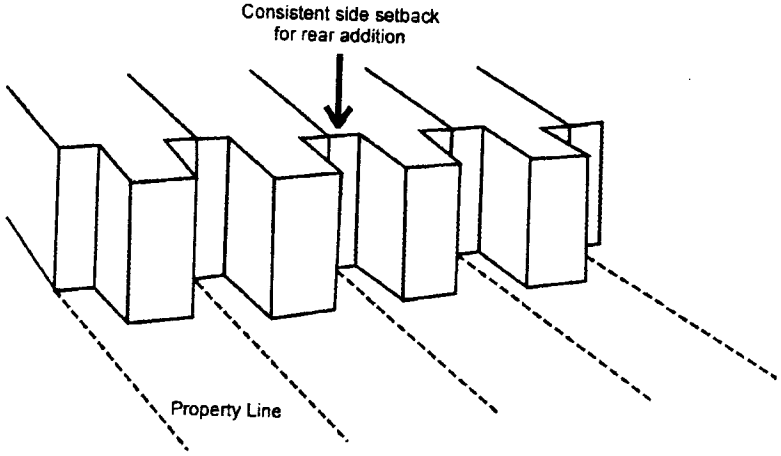
Ways to Adjust Envelope and Add Light/Preserve Neighbor's Views

Lateral Lighting, Air and Views

Where side yards exist, new buildings or expansions should be designed so as to preserve these side yards in their entirety and thus to protect the privacy of and light to neighboring buildings. When rear additions impinge on light and air to adjacent homes, setbacks can be used to preserve the extent of light and air intended in the existing design.

Rear Expansions

In attached homes in Cow Hollow, the lack of side yards limits light received by residences and limits the sight lines (air envelope) around the residences. For this reason, attached homes are particularly vulnerable to deprivation of light and air by a neighboring rear expansion. Therefore, it is particularly important in attached homes that the rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures, as shown in the following figure.



2. BUILDING ENVELOPE

The building envelope refers to the exterior elements of a structure – the roof, the front, rear and side facades and other projecting elements such as bays, overhangs and balconies. The actual envelope of a building, within the maximum envelope established by the Planning and Building Codes, should be compatible with the envelopes of surrounding buildings. This section focuses specifically on two aspects of the building envelope which are crucial for compatible design – the **Roofline** and the appearance of **Volume** and **Mass.**

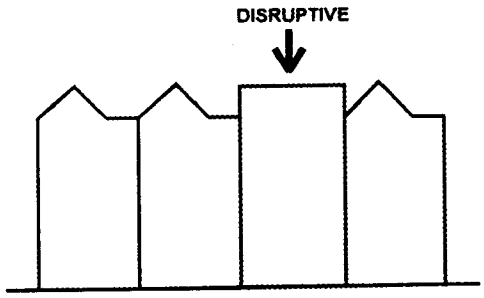
A. Roofline

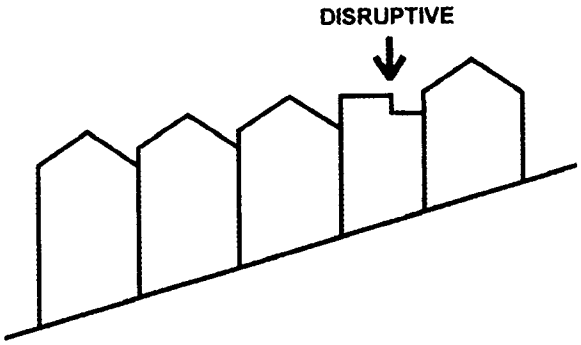
The roofline refers to the profile of the building against the sky. In the case of Cow Hollow, where steep slopes expose the design, and appearance of the roof of buildings down hill, roofline also refers to the perception of roofs as ween from higher elevations.

- ***Is there an identifiable pattern to the rooflines of buildings on the blockface?***
- ***What choices are there to respond to this pattern?***
- ***Can the impact of unavoidable disruptions to the pattern be lessened?***

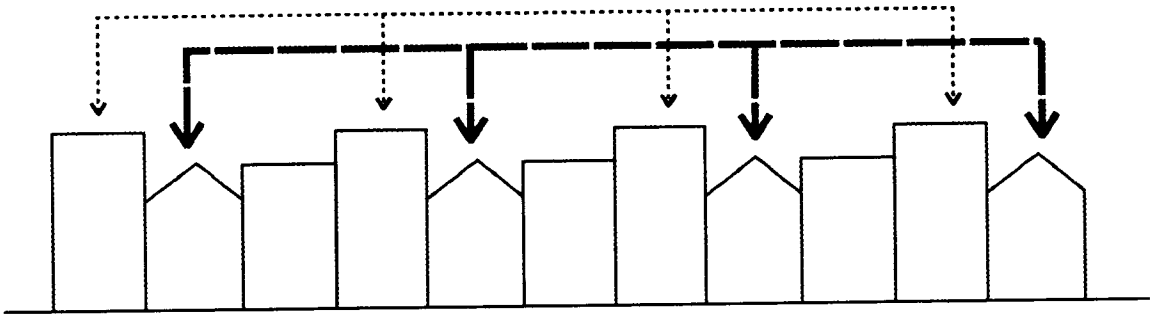
Respect Roofline Patterns

The style of roofline varies throughout the Cow Hollow Neighborhood from block to block.





Broad patterns may not be apparent unless the entire block face is considered.



Many blocks throughout the neighborhood are characterized by distinctive roof types, while others are less consistent. Those blocks that are more consistent require design that is consistent and complementary to the dominant building style. Blocks that are more varied and eclectic require special consideration in order to bring greater harmony or visual interest to the blockface.

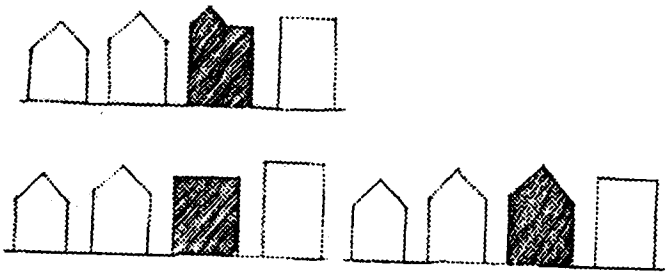
In general, a strong repetition of consistent rooflines calls for similar design for new construction and alteration.

As important as the pattern of rooflines seen from the street level, is the perception of the roofs of buildings as seen from higher places. A flat roof, the choice of bright and reflective roof materials, the random placement of skylights, the construction of elevator and stair penthouses, or the design of a bulky roof, can greatly affect the neighborhood character as perceived from higher locations within the neighborhood.

Minimize the Impact of Inconsistent Building Rooflines

The impact of inconsistent building forms should be responded to creatively.

There is likely to be more than one way to address a complex pattern of rooflines. While the design may respond more specifically to one pattern over another, picking up on several patterns may help to tie the streetscape composition together.



When the inconsistency results from the new building being taller than adjacent buildings, setting the taller element back from the street through a set-back at the prevailing street wall height would be necessary. Corner buildings require setbacks on both frontages.

B. Volume and Mass

Volumes are the three dimensional forms of the building. Mass is created by the combination of arrangement and surface treatment. Mass and volume together define a building's bulk, weight and depth. The appearance of volume and mass influences how people perceive a building as they pass by. San Francisco has a tradition of buildings which exhibit a strong sense of volume and mass; facades tend to have sculptural, three dimensional qualities and the buildings themselves seem to be solidly rooted to the ground.

- ***Have the elements which contribute to the feeling of volume and mass along the block face been identified?***
- ***Can the appearance of compatible volume and mass be created in the new structure with the façade articulation and ornamentation?***

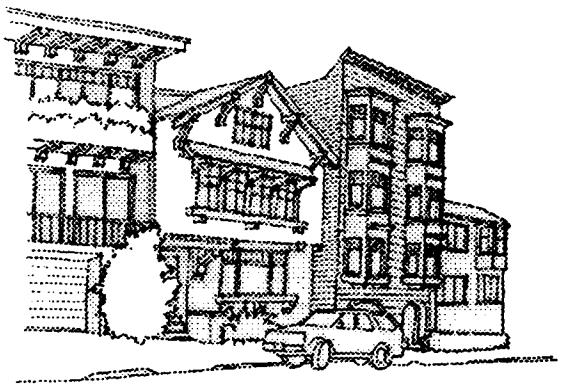
Compatibility of Volume and Mass

The volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings. Corner buildings need to show mass and volume more clearly than mid-block buildings and therefore need special attention.

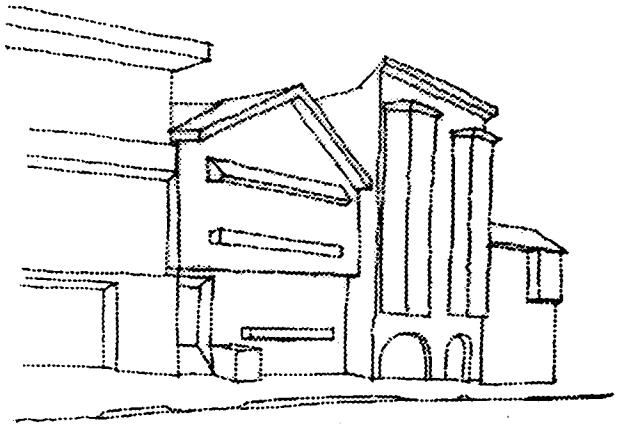
Identify and Incorporate Elements which Contribute to Volume and Mass

Perhaps the easiest way to understand the forms which influence this design element is to outline them using photographs of the exterior and interior block face and tracing paper. In the following example, both protruding forms and the recessed areas which create the sense of volume and mass have been identified. With this information, the compatibility of the volume and mass of the proposed project can be judged.

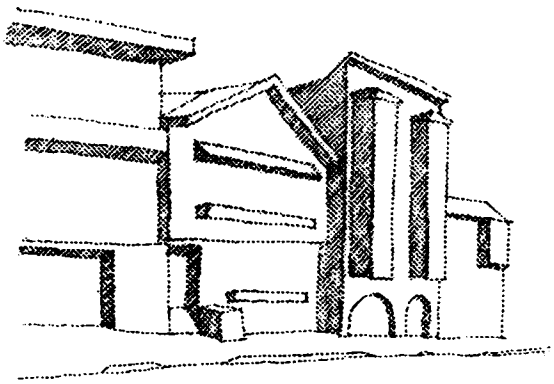
Take the original photographs...



Outline the basic forms...



Add shading to identify elements with volume and mass...



Effect of Light and Shadows/Ornamentation

Protruding façade ornamentation which casts shadows tends to increase the sense of volume even on a flat façade. The amount and level of detail of the façade ornamentation (see Texture and Details) influence the sense of volume and mass.

Lack of decorative features or use of fine scale decoration tends to create a façade with little sense of volume and mass.

If consistent with the surrounding buildings, the treatment of architectural detail can help to create the appearance of greater volume and mass.

Effect of Light and Shadows/Openings

Light and shadows cast on a facade help define the sense of volume and mass. Openings in the facade-windows, pedestrian and vehicular entries-play an important role in the creation of shadows. Simple and large shadows accenting recessed areas can provide a greater sense of mass, as in the following example.

3. SCALE

The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The scale of any new building or building alteration should be compatible with that of neighboring buildings. To assess compatibility, the dimensions and proportions of neighboring buildings should be examined.

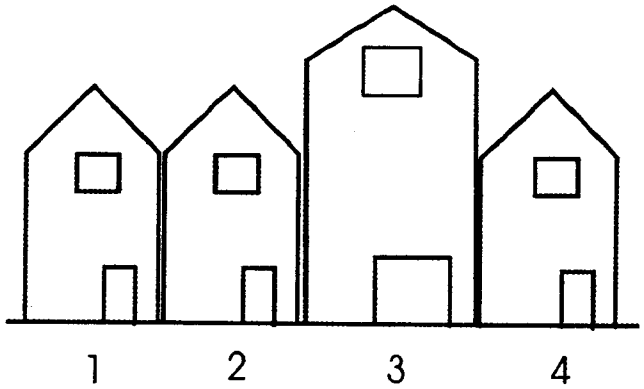
A. Dimensions

- ***Does the building seem under or oversized in relationship to the buildings around it?***
- ***Do certain elements of the building seem to be the wrong size in relation to other parts?***
- ***Can the dimensions be adjusted to relate better to the surrounding buildings?***

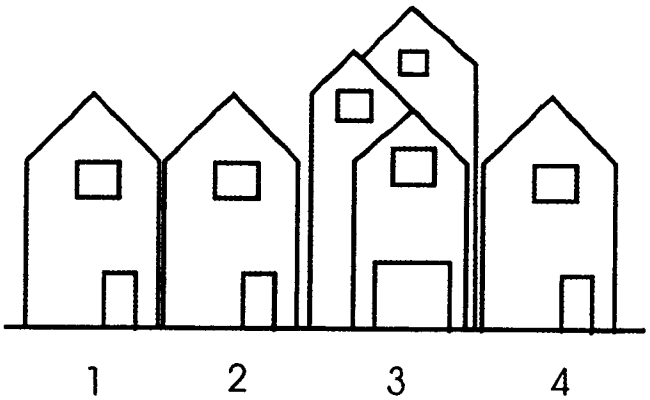
Respect the Scale of the Neighborhood

If a building is actually larger than its neighbors, it can be made to look smaller by façade articulations and setbacks. If nothing helps, reduce the actual size of the building.

Buildings may be compatible with their surroundings in terms of proportions, but still be out of scale. Building No. 3 is too high and too wide.



As in the example above, building #3 is bigger than its neighbors but it is in scale with them because the width of the facade has been broken up and the height has been reduced.



Height
A structure higher than others in its block face or context risks incompatibility. As a result, the height relationship between structures in Cow Hollow has been the source of intensive debate. Several specific height relationships create concern, including:

- down-slope structures with excessively high rear facades blocking light and overwhelming up-slope structures located on the same block
- down-slope structures blocking views from up-slope structures across the street, and
- down-slope structures blocking lateral views and light from up-slope structures when located on a block face perpendicular to the hill slope.
- on moderately or steeply up-sloping lots, to preserve mid-block open space and amenities such as access to overhead light and air, it may be necessary to limit the height of additions to the rear of the house.

In areas of Cow Hollow that are down-slope from the ridge along Pacific Avenue, availability of light to homes is often limited because sunlight is blocked by homes on the ridge, in particular in the winter months. In these areas, vertical expansions that further limit the light are not appropriate. Alternative designs that involve no impact on light should be sought.

Width
The design of a new building or an addition must be consistent with the existing pattern of building width that prevails in Cow Hollow. Expansion in the side-to-side dimension is possible only in detached homes, provided that the building expansion, does not encroach into a required side yard, or when there is a clear pattern of side yards. Such expansion must minimize the impact on light and air to adjacent homes and preserve side yards by matching existing neighborhing side yards.

Depth
The design of a new building or an addition must be consistent with the existing pattern of building depth that prevails in Cow Hollow. Expansions in depth are generally rear expansions, which are addressed in the section on "Rear Yard."

Extensive rear additions on down-sloping lots, even if they preserve the amenities of neighboring homes, can result in in out-of-scale structures that fill up the hillsides and eliminate open space, making the neighborhood appear over built. The many down-sloping lots in Cow Hollow provide ample opportunity to expand within the envelope. However, should a rear extension be desired, to prevent excessive structures on down-sloping lots, it may be necessary to limit the addition so as not to create out-of-scale structures or compromise neighbors' amenities.

B. Proportions

Proportions are dimensional relationships among the building elements. These relationships exist at several levels: the relationship between the dimensions (height, width and depth) of each element of the building, the relationship of the dimensions of the elements to each other and to the building as a whole, and the dimensional relationship of the building to other buildings along a blockface.

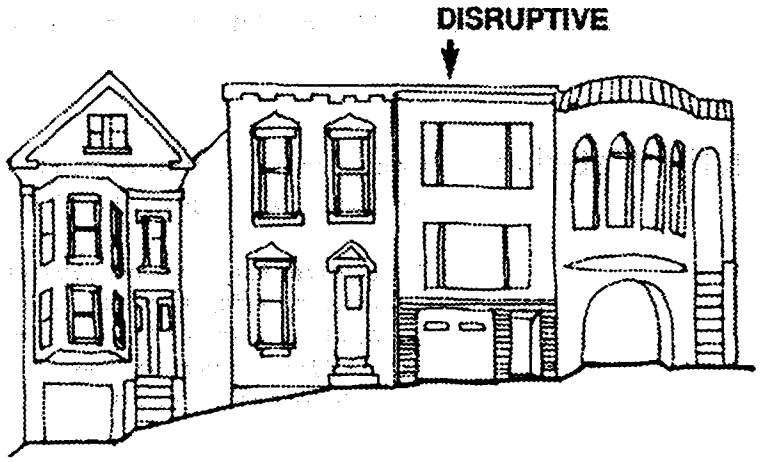
- ***Have the prevailing proportions along the blockface been identified?***
- ***Can the proportional relationship of the proposed project be identified?***

Compatibility of Vertical and Horizontal Proportions

The overall sense of a building working well within a particular context is often the result of carefully developed dimensional relationships. Poorly proportioned buildings are out of balance, inconsistent, and lack harmony with their surroundings.

The proportions of the basic shapes of a project must be compatible with those of surrounding buildings. A basic step in identifying the proportions on a block face is to map (as described under 'Volume and Mass') the vertical and horizontal elements that define the facades of a building, such as doorways, windows, cornices and garage doors, and then to analyze their dimensional relationships.

A simple change in proportion can often have an enormous impact on how a building fits into its surroundings. A building with strong horizontal elements in an area where vertical elements predominate can be disruptive. The example below illustrates a change in window proportions. The guideline applies, however, to any element of the facade.



The change in window proportions help make this building more compatible with its context. Other design elements would of course have to be addressed before it would meet the minimum standards of these Guidelines.

4. Texture and Detailing

Texture refers to the visual surface characteristics and appearance of the building façade. Detailing refers to the manner in which building parts are put together. The texture and detailing of a building's façade often have the strongest impacts on how people perceive a new structure, and therefore, on their sense of the character of the neighborhood. The use of materials and the degree of ornamentation give the building its texture.

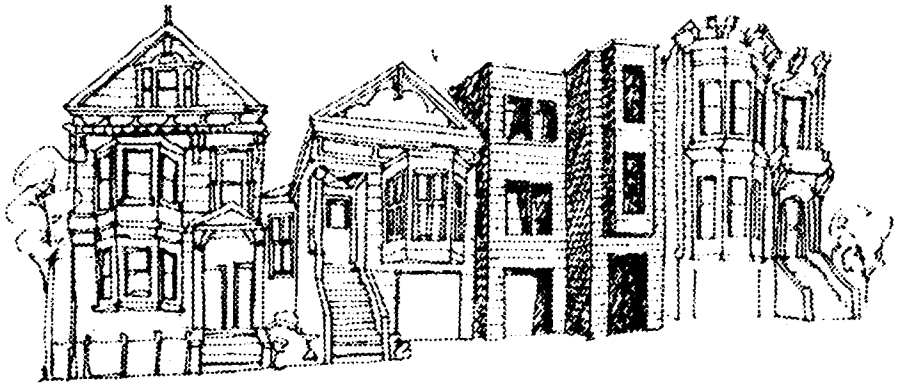
A. Exterior Materials

Exterior materials are the architectural finish on the visible, exterior parts of the building.

- ***Do the building materials complement those used in the surrounding area?***
- ***Is the quality of the materials comparable to that of other nearby buildings?***
- ***Could the materials be finished in a way that would improve their appearance?***

Use Compatible Materials

As with other design elements, the surrounding context provides cues for the choice of materials. For example, a metal sided building would not fit in well with a row of painted wood board homes.



Appropriateness of the Choice of Materials

Attention must be given to how many different materials will be used on a facade, how the materials will be applied and distributed, and what materials are chosen. While in some projects the use of a variety of materials together-stucco, brick, and wood siding, for example-can result in a successful design, in others the variety will seem cluttered and distracting. The key to determining whether choices of material are appropriate is to understand what the design is trying to achieve.

Is the variety of materials being used to create more visual interest in a blank, flat facade? If so, the problem should probably be dealt with by using a more interesting architectural form.

Are different materials being used to define different levels of a building, such as the base, the middle, or the top? The sensitive use of different materials can help express the building's structure in a highly visible manner. In determining what materials are appropriate for this purpose, it is helpful to class the materials by their visual qualities. such as sturdy, massive, heavy, light, delicate, ethereal, etc.

Is the variety of materials responding to a pattern of materials prevalent in the block face? If so, it is helpful to do a careful analysis of what type of materials are being used. Brick, for example, can be clean and smooth, or rustic and knobby, and can change in color and finish. Choosing among the varieties of a specific material is as important as choosing among the materials themselves. Materials should appear as integral parts of the structure rather than 'pasted on.'

The designers of Cow Hollow's early homes used many quality materials, including stucco, tongue-and-groove siding, and brick in front facades, a similar range of materials for other exterior walls, roofs, and wood-frame windows. When refinishing existing exterior walls or

finishing the walls of additions or new construction, or finishing exposed side walls, homeowners should use materials compatible with those in the rest of the block-face. For example, aluminum or vinyl siding should not be used in block faces on which facades are primarily stucco.

In the design of a new building or an addition or renovation, the materials of the existing house as well as the materials of the surrounding buildings need to be considered. The quality of materials and installation should be comparable to those used in the original buildings and appear as an integral part of the structure.

Finish Exposed Side Walls
Exposed sidewalls should be finished with quality materials that are compatible with the front facade and adjacent buildings. Unpainted plywood blends poorly with other materials and should not be used when it is exposed to view.

B. Ornamentation

Ornamentation is the refinement of detail and the application of decorative elements with the sole purpose of enhancing the building'sappearance.

- ***Does the project stand out as excessively plain or overly decorated?***
- ***Does the ornamentation make sense for the building or is it simply copied from those surrounding it?***

Respect the Amount and Level of Detail of Surrounding Ornamentation

The richness and level of detail of ornamentation in the surrounding area should be used as a guide, without exactly mimicking the neighboring facades. For example, a relatively flat façade with little ornamentation would be inconsistent in an area which has a high degree of façade ornamentation and vice versa.

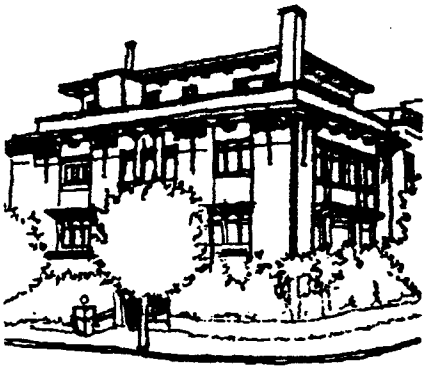
In any event, stark, flat facades and large, visible, and undifferentiated side walls should be avoided by articulating their form and/or through the use of ornamentation. All materials and colors should be extended along all exposed sides of the building.

Ornamentation should be used with understanding and restraint, with consideration of the visual character of the neighborhood. The use of decorative brackets, eaves, details, cornices, columns, and capitals, for example, should come from an awareness of the evolution of such building elements and of their original, structural function; columns hold up buildings, brackets support overhangs, etc.

Ornamentation has also evolved throughout particular periods of architectural style. An analysis of the predominant era of architecture represented in the neighborhood adjacent to the project will be helpful. A project decorated with Victorian ornament in a neighborhood of stucco buildings typical in the Outer Sunset would seem inappropriate. An understanding of the differences among such important architectural styles in San Francisco as Italianate, Queen Ann, Stick, Colonial Revival, Mission Revival, and Craftsman would be a valuable tool for a designer working in a neighborhood of older, more historic buildings.

Ornament that has been carelessly 'tacked on to' the facade of a building can cause architectural disorder. For example, when the project designer selects window styles and surface materials without clear rationale the building will lack architectural unity and integrity.

Cow Hollow homes vary greatly in ornamentation due to the wide range of architectural styles present in the neighborhood. When building a new structure, if not the ornamentation, at least the effects of light and shadow pertinent to the style of the subject block face must be conveyed. Ornamentation must be used with restraint and in a manner consistent with that of surrounding homes.



5. Openings

Typically, openings in a building—**Doorways, Windows and Garage Doors**—make up the largest and most distinctive elements of a building's façade. While these features have been considered under each of the previous four Design Elements, they are highlighted separately here for clarity of presentation.

A. Entryways

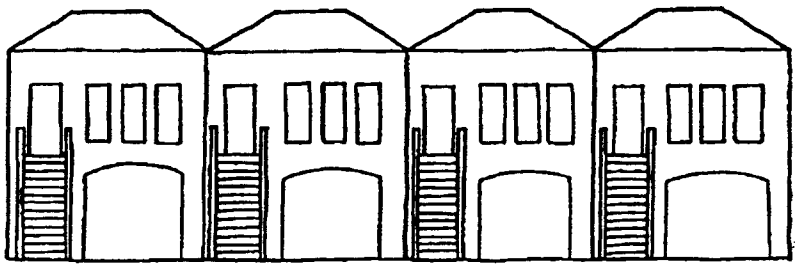
Entryways refer to the pedestrian, as opposed to vehicular, entries into the building's façade. They comprise doorways, porches, stairs, and other elements that contribute to the sense of arrival into the building.

- ***Are the project's doorways compatible in size and details with those around them?***
- ***Has a possible existing pattern of stairways been identified?***
- ***Does the project respond to this pattern or does it ignore it?***
- ***Are the neighboring doorways plain, ornate, prominent or hidden?***

Respect Stairway Pattern: Position Level of Entry

Doorways should be designed to be consistent with surrounding entries. In a neighborhood where the predominant pattern of stairways is located on one side of the building, ignoring this pattern could be disruptive. Where symmetry or asymmetry has become and important ingredient of a building group, the goal is to respect it and respond sensitively to it.

Similarly, a ground level entry in a row of structures with raised entries could interrupt an important pattern. It is important to respect a pattern of raised, off center entrances, which may add richness and rhythm to the block face.

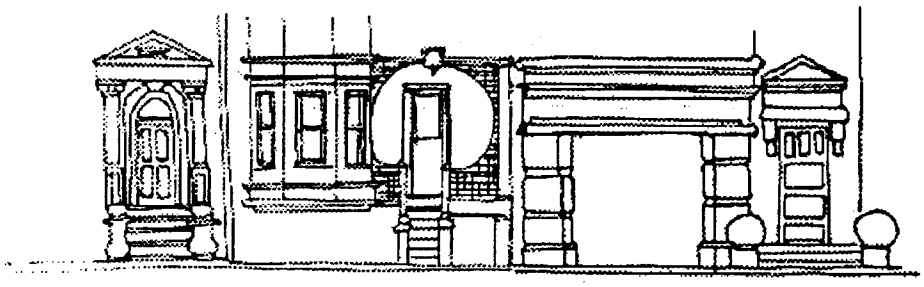


Respect Entryway Patterns

A building with a small entryway can be disruptive to an area with more elaborate entries. In the example below the doorway appears undersized and inadequate next to the entries with more detailed porticos and decorative features.

Proposed Entryway

Expanding the scale of the entry by bold framing can help to bring the building into harmony with the surrounding entryways. Cow Hollow entryways generally provide a strong transition from the street to the house and thus exemplify the commitment of the original builders, followed by those of the later periods, to provide maximum privacy to residents of individual houses.



Proposed Entryway

B. Windows

Windows are the link between the inside, private space and the outside, public space. Windows mark the rhythm along the block face and contribute to the sense of mass of the facades. They emphasize the proportions of a building, can contribute to its ornamentation, and help define its texture.

- ***Is the choice of windows-their configuration, proportions, details and material-appropriate ?***

Compatibility of Windows

The proportion, size and detailing of windows must relate to that of existing adjacent buildings. Most residential buildings have a vertical orientation, while horizontally oriented or even square window shapes are found in commercial and industrial areas. The proportion of window (void) to wall (solid) area on a facade varies with building type. New windows should approximate ratios of neighboring structures while meeting the building's functional needs.

Since windows in most older buildings are framed by a variety of elements such as sash, stained glass, lintels, sills, shutters, pediments, or heads, new structures should avoid designing windows which are not differentiated from the wall plane. Wood window frames are more harmonious with surrounding structures than steel or aluminum frames. Generally, older buildings have inset windows with a generous reveal. Individual windows should be consistent with pane divisions on neighboring buildings, which are often double-hung or casement sash.

C. Garage Doors

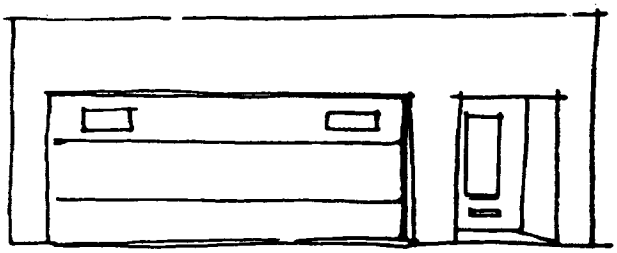
Garage doors are the auto entry to the building – the doors, their architectural frame, and the driveway. This element occupies a major portion of the ground floor of a building on the typical narrow lot and therefore has a major impact on the pedestrian perception of the building.

- ***Does the proposed garage door fit in with the rest of the project?***
- ***Is the scale of the garage door compatible with its adjacent garage doors?***
- ***Can the visual dominance of the door be reduced?***
- ***Can its visual appearance be improved?***

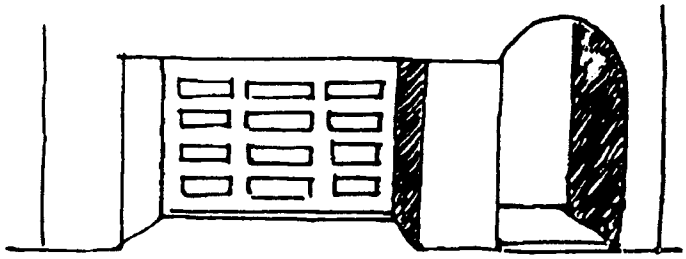
Compatibility of Garage Entry

The design of the garage door should be compatible with the scale of the building and other surrounding buildings on the block. It should create visual interest and should be solid so the parked vehicle cannot be viewed from the street.

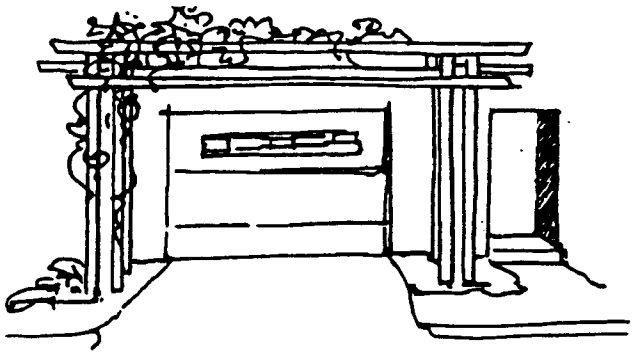
This garage door presents a dull, blank expanse.



A recessed or arcaded garage door is less intrusive.



Garage doors can be embellished to make them more attractive.



Minimize Negative Impacts of Garage Entries

The garage door is often the largest opening in the front of the building. Care must be taken to prevent it from becoming the dominant feature. In most of the city's residential neighborhoods, the width of the garage doors is between 8 and 12 feet. If the garage is made deep enough, cars can maneuver once inside and the garage door can be reduced and made a less prominent feature of the building façade.

Large lots and multiple lots in a row offer an opportunity to cluster parking areas and minimize the number of garage entries and loss of curbside parking. Because of the shortage of street parking in Cow Hollow, garages are strongly encouraged in renovation and required in new construction. Garages should be incorporated in the main volume of the house and not placed in the front setback area.

6. Landscaping

Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for planting shrubs, flowers, and trees.

Even on lots where there is no front setback, opportunities exist for enlivening the facade with containers for plant material. Notches and projections can be designed to incorporate planter boxes on the ground level. At the upper levels, planting areas and planter boxes can be constructed into the railings of decks or balconies.

Sec. 143 of the Planning Code requires planting a minimum of one tree of 15-gallon size for each 20 feet of frontage property along each street and alley. Utilities should be located so that there is adequate room for planting the required street tree. Advance planning for utility hookups should take place to ensure that there is no conflict between the location of the tree well and where the utilities enter the site. The particular tree species and locations are subject to approval by the Department of Public Works Bureau of Streets Use and Mapping. They may be contacted (875 Stevenson Street, Room 460, Phone (415) 554-6700) for a street tree application and pertinent information. Just as the building should be compatible with its neighbors, the landscape materials used should be compatible with the landscape materials used in the surrounding area. If there is a dominant tree species used on the block, usually that species should be the one selected.

Potential impacts to views and sunlight must also be considered when trees and other landscape screening materials, such as tall dense shrubs, are planted in the front and rear setbacks. New planting plans should be reviewed carefully to ensure that neighboring views and sunlight will not be significantly diminished when the landscape elements reach maturity. Existing vegetation should be effectively pruned to open new views or restore old views newly obscured by growing vegetation.

A. Tree Pruning for the Retention of Mid-Block Open Space

Tree pruning strategies including thinning, skirting up, and crown reduction, can retain access of sunlight and can preserve or restore views. These pruning strategies are graphically depicted in the Appendix.

B. Tree Selection and Placement for Views

Residents should consult with a registered landscape architect or contractor when designing a new planting plan in order to select and appropriately place vegetation that will accomplish the design goals.

SECTION 4

NOTIFICATION, STORY POLES, THE COW HOLLOW ASSOCIATION, AND NEIGHBORHOOD INVOLVEMENT

NOTIFICATION AND STORY POLES

Notification to neighbors of an application for residential remodeling or new construction shall be according to the requirements of Section 311 of the Planning Code. Where proposed horizontal or vertical additions to homes will increase the existing envelope of a residence, or when the proposal is a new building, it is recommended that sponsors erect story poles. These story poles shall be installed to indicate the outermost envelope of the building. Poles shall be placed to mark the perimeter corners of the proposed addition or new building, at a height that designates the proposed project's roof. Additional center poles shall be installed to indicate roof peaks, if any. The tops of the story poles can be connected with colored tape or rope in a manner that clearly denotes the envelope and massing of the proposed building. This approach will provide a method for residents who may not be able to interpret design drawings to ascertain the ultimate height and bulk of a building, its potential impact on views, and to make informed decisions regarding a proposed project.

COW HOLLOW ASSOCIATION (CHA)

The CHA was originally incorporated through the filing of the Club's Articles of incorporation in April 1979. These articles established the CHA as a 501 (c)(3) nonprofit corporation. The bylaws define the purpose of the Association as "educational and charitable." (Bylaws of the Cow Hollow Association, August 25, 1978).

NEIGHBORHOOD INVOLVEMENT

The process for review of home renovations and new construction subject to the Cow Hollow Neighborhood Design Guidelines should include the following steps.

The sponsor must first review the Cow Hollow Neighborhood Design Guidelines. Before undertaking substantial renovation outside the existing building envelope, or beginning new construction, it is incumbent on the project sponsor to consult the guidelines.

When a preliminary design has been prepared by the project architect or contractor, and there are deviations from the Cow Hollow neighborhood character as defined herein, the project sponsor is encouraged to review the project with the Cow Hollow Association.

In all cases, the project sponsor is encouraged to discuss and review the proposed project with all affected neighbors.

The Association can be reached at: cowhollowassociation@yahoo.com and the San Francisco Department of City Planning can be reached at 415.558.6377

These steps must be followed:

1) Consult affected neighbors as required by the Planning Department (150 foot notice guidelines)

2) Contact the Cow Hollow Association President for the date and time of the next meeting of the Association in order to schedule a presentation

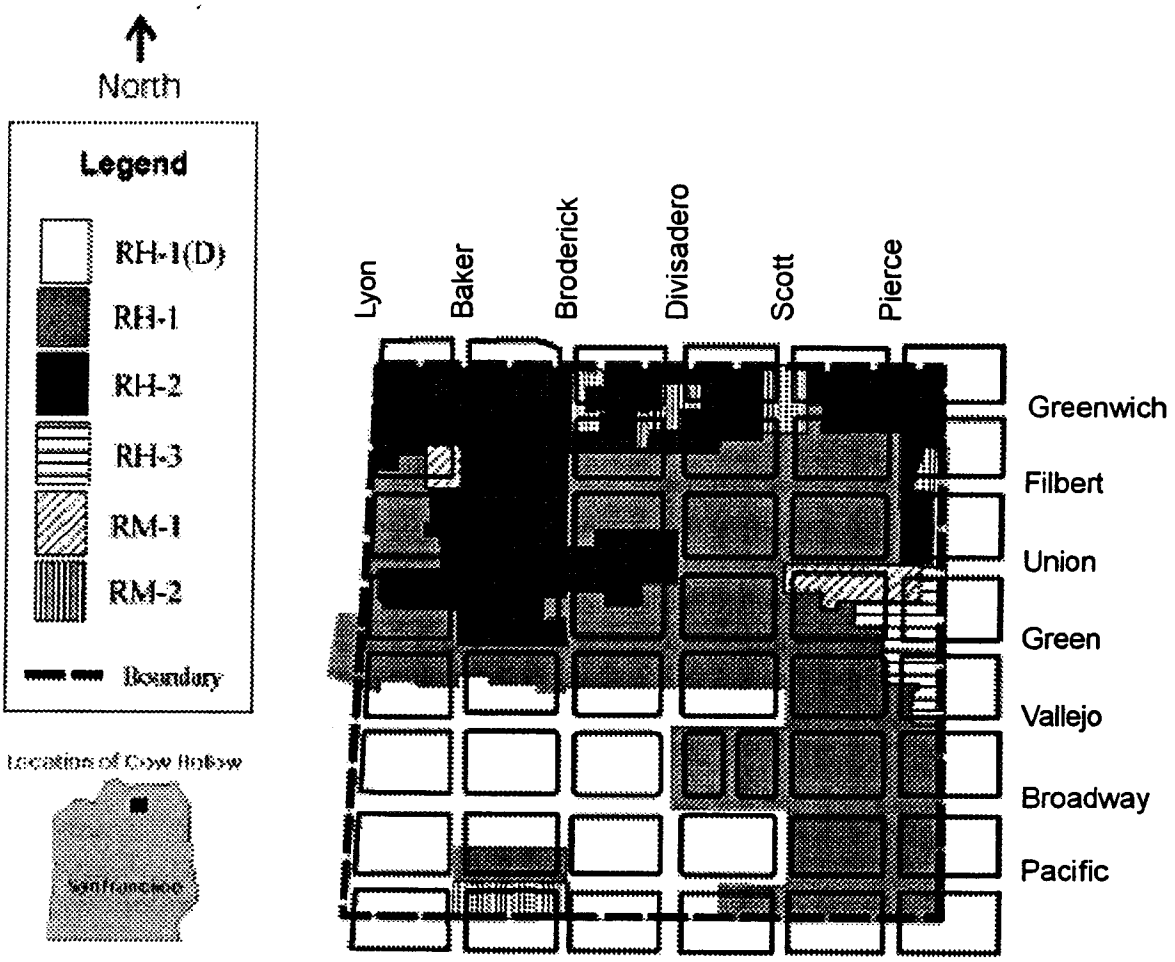
3) Make a presentation to the Cow Hollow Association Board at the regular meeting

4) Make necessary adjustments to the design during the conceptual design phase, before working out specific design details, in order to avoid duplication of work and difficulty making adjustments.

The Cow Hollow Board of Directors serves to uphold and enforce the Cow Hollow Design Guidelines as stated and will do its best to provide guidance and suggestions for all inter

APPENDIX

A. Zoning Districts of Cow Hollow Neighborhoods



Source: San Francisco City Zoning Map

B. Analysis of Rear Yard Coverage and Importance to Neigbhorhood Character

Although Cow Hollow is visually eclectic from the block face perspective, the majority of lots share lot and building dimensions that are important to neighborhood character. Analysis of key lot and building dimensions by the Cow Hollow Association, demonstrates that these dimensional characteristics are central to preserving neighborhood character.

The Cow Hollow Association analyzed building height and lot coverage statistics compiled from the Sanborn insurance maps for each of the 1,100 neighborhood lots.

Cow Hollow is an urban neighborhood that is predominately built out, with open space confined to the rear yards and block interiors. Yet, as discussed in this document, existing zoning allows for expansion of existing buildings into the rear yard. The principle threat to rear yard open space is the 75 percent lot coverage allowed under the RH-1 zoning district, leaving only 25 percent rear yard open space. The RH-2 zoning district sets a limit of 55 percent lot coverage, preserving 45 percent of the lot as rear yard open space -- a standard that better protects the rear yard amenities valued by residents of the Cow Hollow Neighborhood.

As shown by the table on the adjacent page, 83 percent of the RH-1 and RH-1(D) lots could expand into the rear yard space under the existing Planning Code 25 percent rear yard requirement. This is 43 percent of the 1100 lots in the neighborhood, as shown in the table. Full buildout of these lots would severely diminish the valuable rear yard open space and access to light, air and views for many neighbors. A large percentage of the rear yard open space that is currently shared by residents throughout the Cow Hollow Neighborhood would dissapear in this scenario. Under a 45 percent rear open space requirement, 46 percent of the RH-1 and RH-1(D) units could still expand, while preserving valuable shared neighborhood assets.

Under the existing 45 percent rear yard open space requirement for RH-2 lots, 30 percent of the RH-2 properties in the neighborhood can expand further into the rear yard. As a comparison, this is fewer allowable expansions than would be allowed for RH-1 lot owners under a neighborhood-wide 45 percent rear yard open space requirement.

The chart on the following page illustrates the distribution of RH-1, RH-1(D) and RH-2 lots according to the percentage of rear open space. The chart shows the number of lots for each 5 percent block of rear yard open space, ranging from 0 to 5 percent rear open space (95 to 100 percent buildout) to 95 to 100 open space (partially built or vacant lots).

Roughly one third of the blocks (10 blocks) in the Cow Hollow Neighborhood have a mix of RH-1 and RH-2 zoning (shown in Cow Hollow Zoning Map in Section 1 of this document). This mix of zoning has the potential to generate conflict as neighbors seek to maximize different property values on adjacent RH-1 and RH-2 lots, such as increasing the building envelope versus preserving access to rear yard open space. Because the rear yard open space is a value shared by all lots on a given block, it is important to protect this important aspect of neighborhood character.

The Cow Hollow Neighborhood Design Guidelines do not address rear yard coverage for the other zoning districts in the Cow Hollow Neighborhood, including: RH-1(D), RM-1, RM-2 and RM-3.

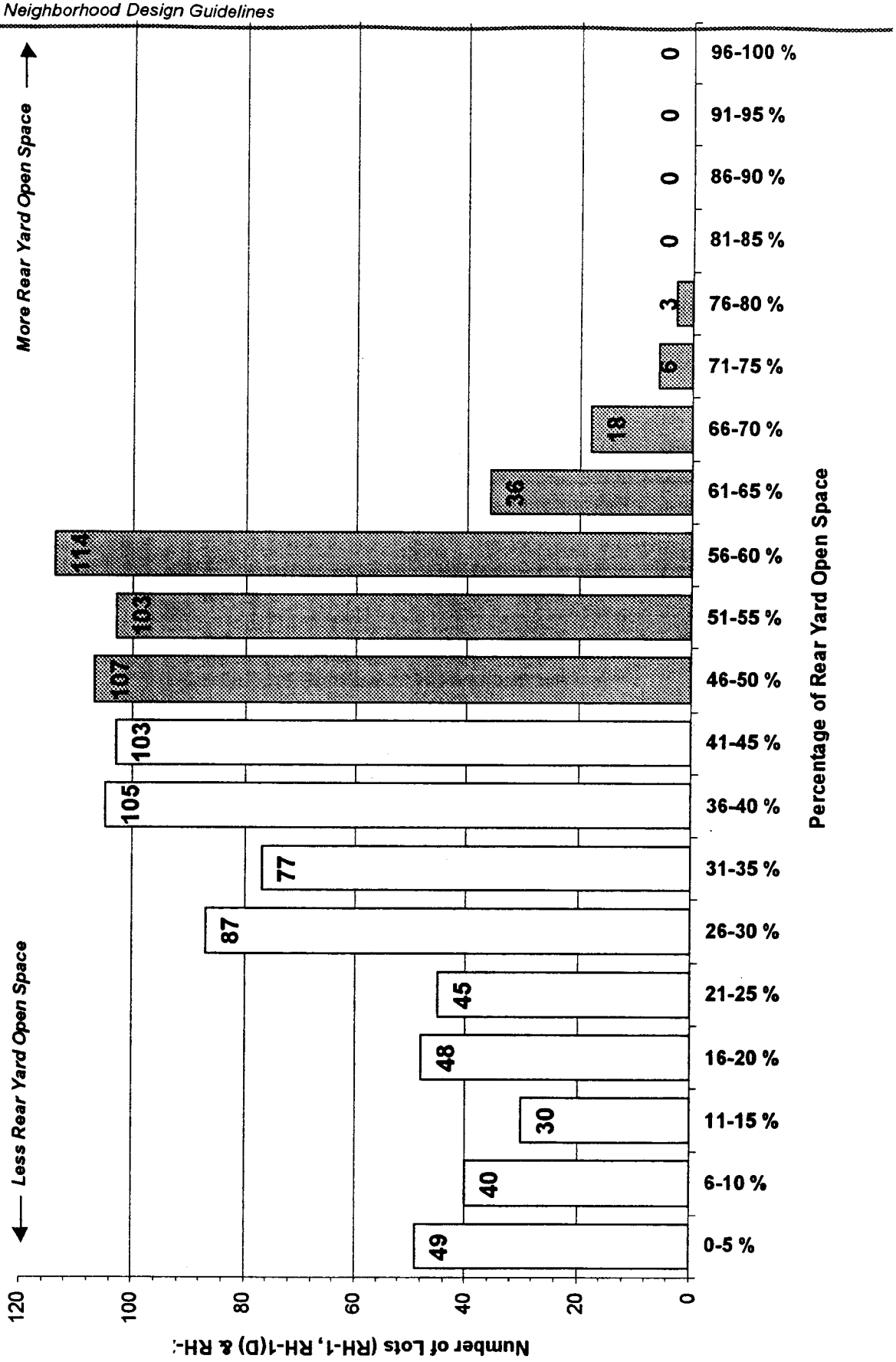
RH-1 Rear Yard Expansion: Effect on Neighborhood Character

How Many RH-1 & RH-1(D) Lots Can Expand Under Different Lot Coverage Policies?			
	Number	*% of Total RH-1*	*% of Total Neighborhood*
25% Rear Yard Open Space requirement?	**482**	**83%**	**43%**
45% Rear Yard Open Space requirement?	**268**	**46%**	**24%**
How Many RH-2 Lots Can Expand Under Existing Policy?			
	Number	*% of Total RH-2*	*% of Total Neighborhood*
45% Rear Yard Open Space requirement?	**119**	**30%**	**10%**

C. Analysis of Building Height and Importance to Neighborhood Character

Building height, including front and rear façade heights, is another key element of Cow Hollow neighborhood character. The neighborhood is dominated by three story structures, providing a uniform sense of scale along the majority of block faces and preserving a sense of open space in the majority of rear yards. Existing zoning, however, has not preserved these valued characteristics in all situations. The San Francisco Planning Code does not address complex situations such steeply sloping lots in a manner that consistently preserves access to light, air and views for neighbors of properties expanded to the maximum allowable building envelope.

RH-1, RH-1(D) and RH-2: Rear Yard Open Space

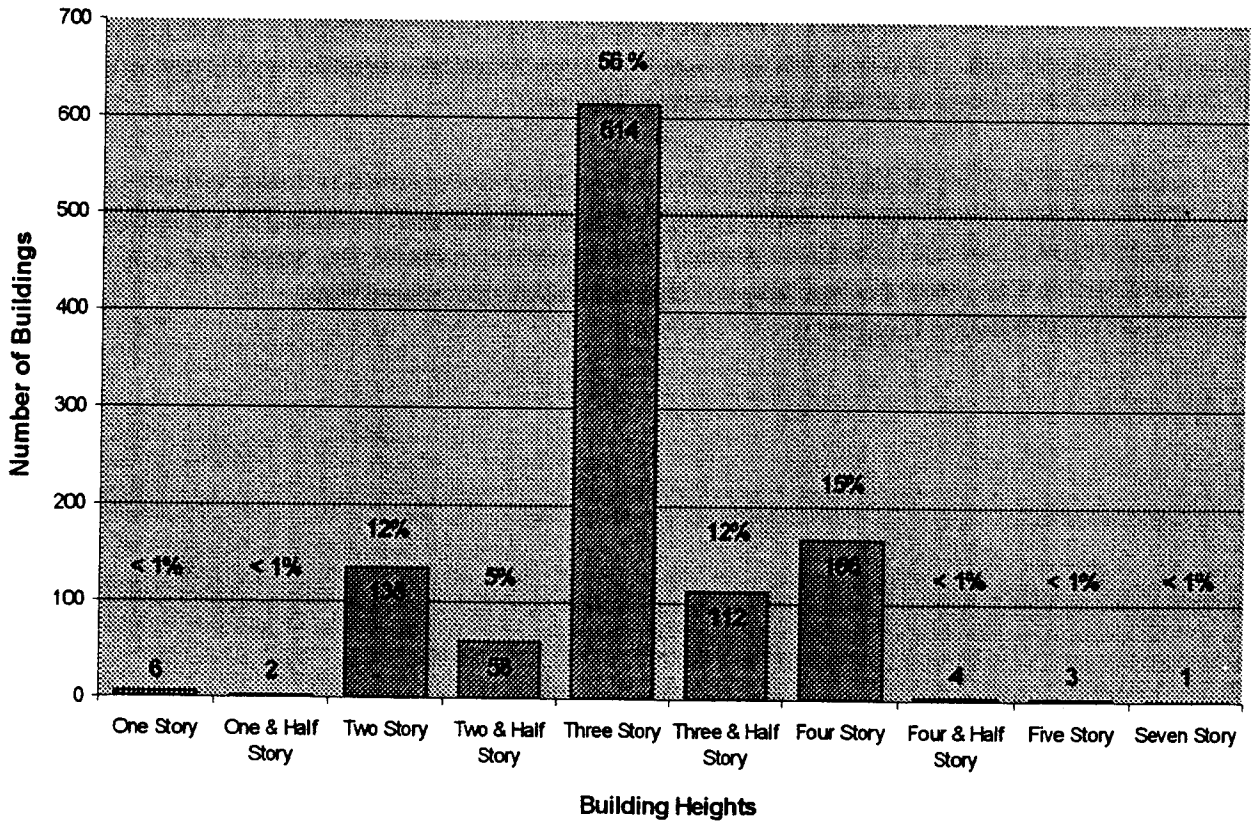


Analysis of Cow Hollow building heights reveals that 98 percent of the structures are from two stories to three and one half stories. 56 percent of the homes are three stories. The few taller structures, 4 stories and taller, are confined to less than two percent of the total number of neighborhood buildings. Among the 4 story structures, roughly one third occur in the RM multi-family zoning districts located primarily at the northern edge of the Cow Hollow Neighborhood. The other taller structures, 5 and 7 stories, are anomalies in the neighborhood, such as the few larger apartment buildings and foreign government consulates.

The chart below illustrates the distribution of neighborhood building among the various height categories, clearly showing the concentration of three-story structures.

These neighborhood design guidelines, in response to the analysis presented in this section, focus not only on the visual elements of design but establish specific guideline policies addressing the dimensions for new construction and renovation, including: building height, rear yard setback, lot coverage, and side yard dimensions. These individual topics are discussed in more detail in Section 3.

Cow Hollow Building Heights



D. Cow Hollow Association Policies

D.1 Rear Yard Setbacks and Open Space

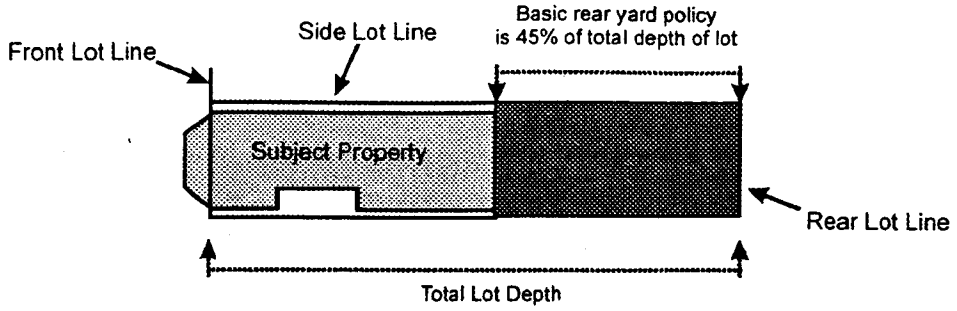
As described above in the section Cow Hollow Neighborhood Character, the Cow Hollow Neighborhood is zoned predominately RH-1 and RH-2. The San Francisco Planning Code establishes a 25 percent rear yard open space requirement for the RH-1 zone, meaning the building may cover 75 percent of the lot. The Planning Code requirement for the RH-2 zone is a 45 percent open space requirement, or, the building may cover 55 percent of the lot. Because the RH-1 and RH-2 zones are intermingled, as shown in zoning diagram figure in Section 1, the Cow Hollow Neighborhood would benefit from a consistent rear yard open space requirement.

> **Cow Hollow Neighborhood Policy**:
> **New construction and additions outside of the existing building envelope in both RH-1 and RH-2 zones must follow an overriding 45 percent rear yard open space policy**. (See Next Page for Diagram)

This policy will primarily limit expansions of existing homes within the RH-1 zone. According to analysis performed by the Cow Hollow Association, presented in greater detail in the Cow Hollow Neighborhood Character section of this document, 34 percent of the RH-1 lots can expand under this policy (169 lots). The remainder of the lots (328 lots) are built out, with 55% or greater lot coverage. This rear yard policy, however, must be considered along with the rear yard equalization policy, described immediately below.

> **Cow Hollow Neighborhood Policy**: **The only time an extension into the 45 percent rear yard open space requirement is allowed is when both adjacent neighbors intrude into that space. The extension must be measured by "equalization" to the more complying of the two adjacent properties.**
> (See Next Page for Diagram)

Cow Hollow Neighborhood Policy
RH-1 and RH-2 Rear Yard Setback

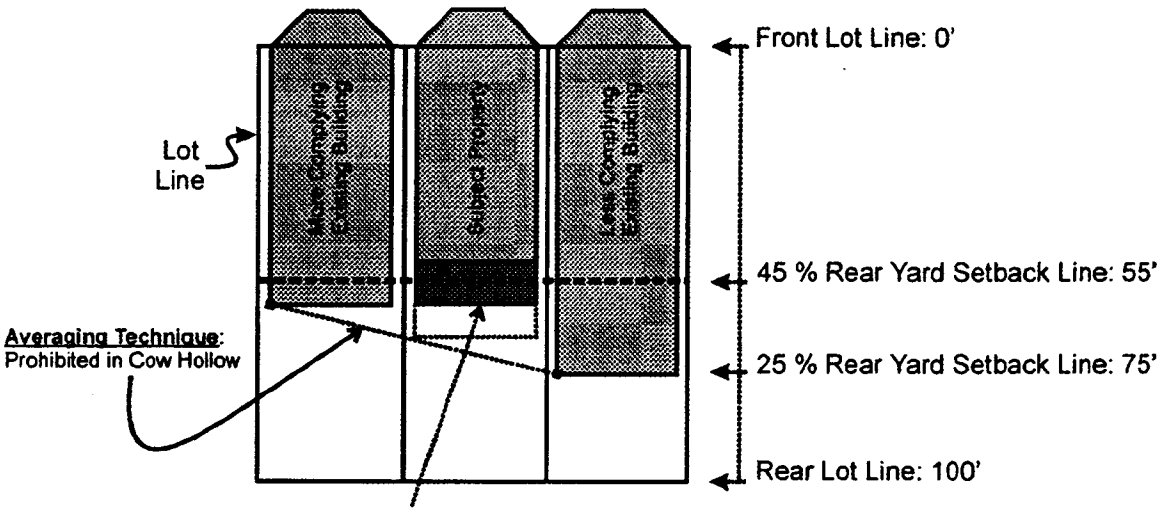


Cow Hollow Neighborhood Setback Policy compared to Planning Code:

RH-1: Reduction in building footprint from 75 percent lot coverage to 55 percent lot coverage.

RH-2: No reduction in building footprint.

Cow Hollow Neighborhood Policy
Rear Yard Equalization for RH-1 and RH-2



Equalization Technique: Intrusion into the 45 percent rear yard space should be allowed only when both neighbors are within the 45 percent area. In this case, the subject property may expand to the more complying of the two adjacent properties. Equalization is distinct from "averaging," as depicted.

Equalization should be based on legally installed and permitted extensions. If a neighbor has an illegally constructed rear yard extension, equalization based on measurement of the illegal structure should not be allowed. Equalization is distinct from averaging, which allows for creeping into the rear yard space indefinitely.

D.2 Rear Yard Extensions

Rear yard extensions allowed by the Planning Code often have overwhelming impacts on rear yards. The 12 foot extension allowed by the code is prohibited in the Cow Hollow neighborhood, in order to preserve the limited rear yard open space in the neighborhood. Generally, these extensions diminish midblock open space by breaking the continuity of views and green space shared by neighboring rear yards.

> **Cow Hollow Neighborhood Policy: No 12-foot rear yard extension. The 12-foot extensions allowed by the Planning Code is prohibited in the Cow Hollow Neighborhood in order to preserve valuable midblock open space.**

Finish of the Rear Façade and Visible Sides of the Building

The rear of the building, and the visible sides, while not as public as the front of the building, still are in view of neighboring properties and often, depending on topography, of those far beyond. This façade should also be compatible with the character of its neighborhood. The exposed siding of a rear extension should be architecturally finished because of its visual impact on adjacent properties.

Exposed plywood, for example, is prohibited in the Cow Hollow Neighborhood where the majority of building facades are finished with shingle, brick, siding or stucco.

D.3 Height

These Neighborhood Design Guidelines generally include lower building heights as compared with what is permitted under existing zoning requirements.

> **<u>Cow Hollow Neighborhood Policy</u>: The overriding policy established in these Cow Hollow Neighborhood Design Guidelines is a 35 foot height for RH-1(D), RH-1 and RH-2.**

Height policies include lower heights for some lot configurations, where appropriate to help preserve neighborhood views, and access to light and air. Diagrams are included for clarification of the neighborhood height policy for level lots, steep up-sloping lots, and steep down-sloping lots in RH-1(D), RH-1 and RH-2 zoning districts.

The figures included in the following pages diagram level, steep down-sloping, and steep up-sloping height requirements for RH-1(D), RH-1 and RH-2 zoning districts.

Height policies stated in the Cow Hollow Neighborhood Design Guidelines are intended to be absolute, meaning that no roof appurtenances such as parapets, elevator and stairway penthouses are permitted.

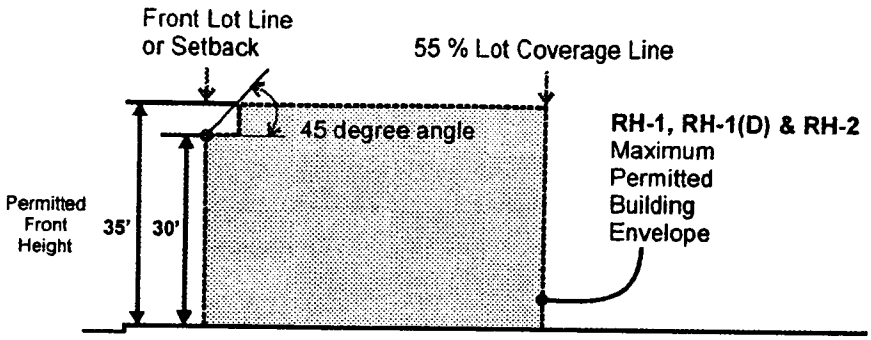
Neighborhood Height Policy Table

District	Slope/Elevation Difference	Height Policies	
		Front Height	Rear Height
RH-1(D), RH-1, and RH-2 districts with a mapped height of 40 feet or less	**Level Lots**: gently up-sloping & down-sloping:less than 10' elevation difference	**35 ft.**	**35 ft.**
	Steep Down-Sloping Lots: average ground elevation at rear yard setback line is lower by 10 ft. or more than elevation at front lot line	**30 ft.**	**30 ft.**
	Steep Up-Sloping Lots: average ground elevation at rear yard setback line is higher by 10 ft. or more than elevation at front lot line	**30 ft.**	**25 ft.**

Note: See diagrams for complete neighborhood height policies for level, up-sloping and down-sloping lots.

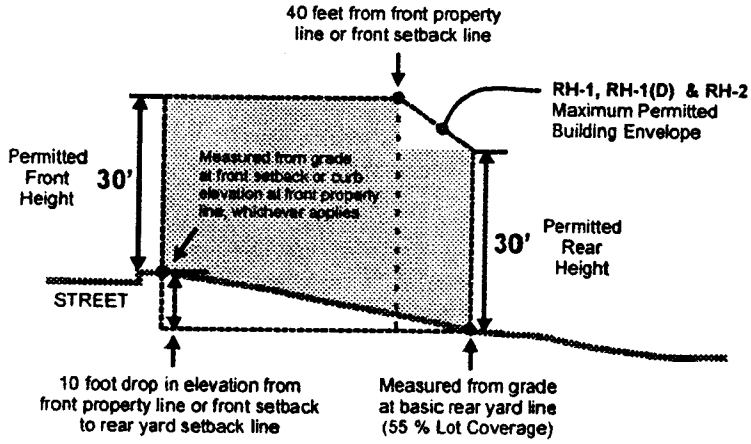
Level Lots: less than 10 feet change in elevation from front lot line (or front setback) to rear yard setback line

Overriding 35 ft. Maximum Height for level lots RH-1(D), RH-1 and RH-2 districts



Steep Down-Sloping Lots
10 foot or greater drop in elevation from front lot line (or front setback) to rear yard setback line

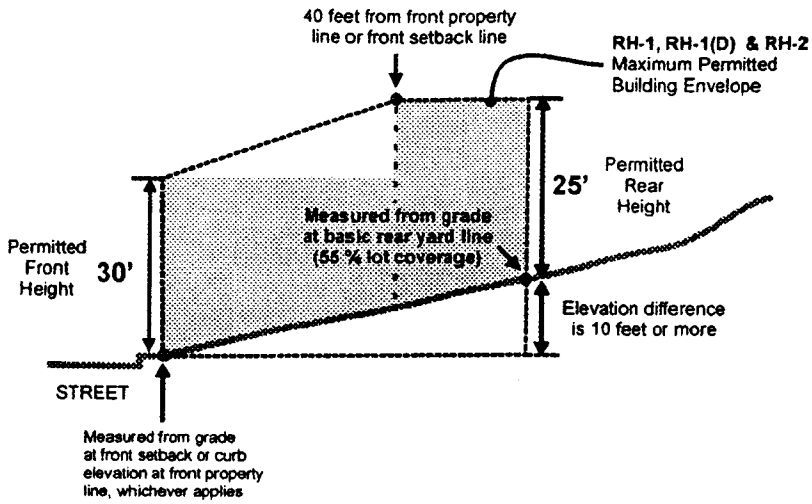
Overriding 30 ft. Maximum Height
30 ft. Maximum in RH-1(D) and RH-1 districts
30 ft. Maximum height in RH-2 districts



In addition, the permitted front height for RH-1 is reduced to 25 feet, by the Planning Code, where the average ground elevation at the rear lot line is lower by 20 feet or more than at the front line thereof.

Steep Up-Sloping Lots
10 foot or greater gain in elevation from
front lot line (or front setback) to rear yard setback line

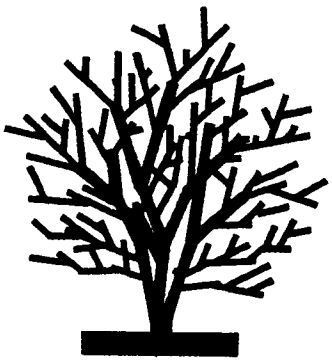
Overriding 30 ft. Maximum Height
30 ft. Maximum in **RH-1(D)** and **RH-1** districts
25ft. Maximum height in **RH-2** districts



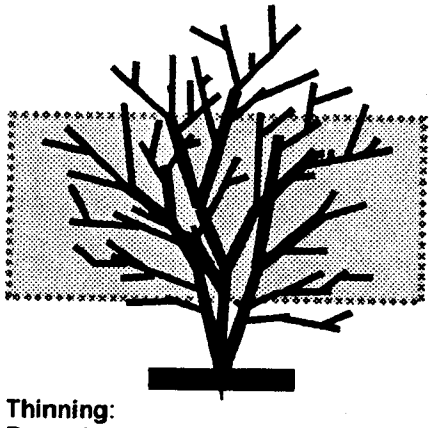
D.4 Tree pruning techniques for View Preservation

Topping—reducing the height of a mature tree by sawing back its top limbs—is not a solution. This pruning technique produces weak secondary growth which often increases the height of the tree while diminishing its health and appearance. A professional arborist should be consulted in large scale pruning projects.

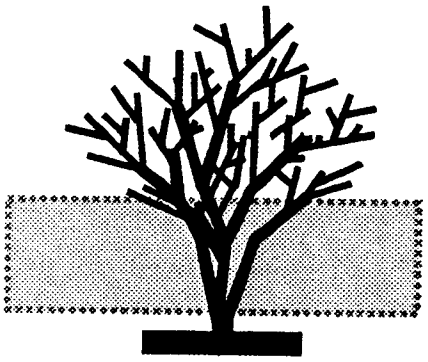
The illustration on the following page depicts appropriate pruning techniques that can enhance and preserve neighborhood views.



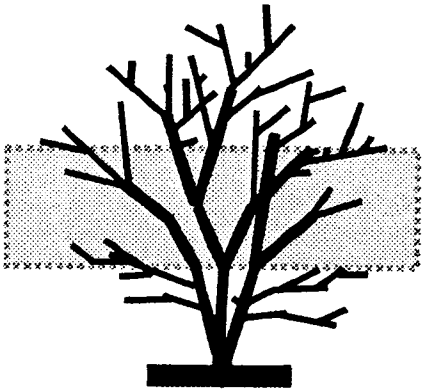
Dense mature trees can block views from multiple elevations. Consult with a professional arborist regarding the pruning techniques illustrated below to restore obscured views.



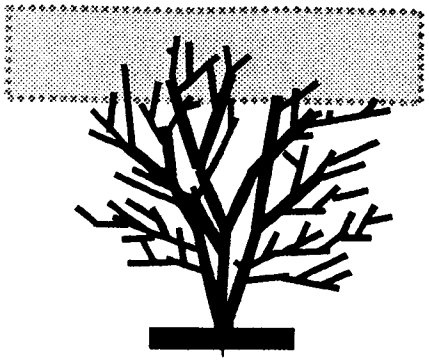
Thinning:
Removing some of the lower limbs can reveal a view without ruining the lines of the tree.



Skirting Up:
Removing some of the lower limbs can reveal a view without ruining the lines of the tree.



Windowing:
By selectively removing lateral branches, the tree is opened, creating a framed view or views of whatever lies beyond.



Crown Reduction:
To lower the tree's canopy, use the technique called crown reduction, which reduces the size of the tree while retaining natural growth lines (IMPORTANT: DO NOT TOP-- SEE TEXT)

E. Shadow Study

F. Height Ordinances

Hiller Highlands View Protection

In writing Design Guidelines for the rebuilding of the Hiller Highlands homes in the Oakland Hills after they were destroyed by fire, architects pointed out that "the most remarkable feature of the hiller Highlands site is the view", and that the views 'should be preserved". (Elbasani and Logan, 1992, p.4). The architects determined that plans for the original homes had been designed to preserve "unobstructed views above a +4 degree angle of declination. On houses or garages where the ridge line would have projected above the 4 degree view line of its uphill neighbor, a flat roof was substituted for the typical 4/12 pitch gable roof". In the rebuilding of the Hiller Highland Homes, the Design Guidelines include similar restrictions, except when uphill neighbors agree to allow some view obstruction for the sake of the more picturesque gable roof.

Town of Tiburon View Protection

One goal of the Town of Tiburon Design Guidelines for Hillside Dwellings [Synopsis] 91981, James S. Malott, for the Tiburon Planning Department) is "to preserve existing views as much as possible and allow new dwellings access to views similar to those enjoyed from existing dwellings" (G3 p.1). Principles of the Guidelines intended to help preserve views include:

- "Locate all new dwellings so they interfere minimally with views of adjacent dwellings.
- Certain parts of the view, important features, the horizon line, center of view, slot views, are more important than other areas of views. Avoid blocking these sensitive areas.
- Measuring a view for blockage, be sure to present the entire view from view stop on left to view stop on right, in order to present the problem completely.
- Other important presentation techniques include story poles with ridge strings, photos including story poles, photos from neighboring vantage points, models, perspectives, surveys, landscaping plans, plans/sections and elevations."

While Hiller Highlands and Tiburon Hillside Design Guidelines provisions apply to lots larger than those in Miraloma Park, and therefore offer some options for the placement of structures that may not be available to Miraloma Park homeowners, many of the guidelines and techniques presented in these documents can be helpful to designers of projects in Miraloma Park in preserving the views that the original developers of the neighborhood planned for its homes.

Other principles in the Tiburon Residential Design Guidelines relate primarily to reducing the bulk of a structure; however, these principles may pertain to reducing impact on views in some

circumstances, and include:

- "Cut building into hillside, terrace the building up the hill, use underground spaces for functions to reduce visual bulk.
- Break up mass of structure into individual elements, use small scale forms, varying materials and features to break up large scale masses.
- Make building from follow hillside slope and contours so building will flow with landscape."

City of Berkeley View Protection

The City of Berkeley's Zoning Ordinance establishes a separate designation for hillside areas ("H District") in order to protect the neighborhood character and views in areas similar to Miraloma Park.

> The purposes of the H. District shall be to protect the character of Berkeley's hill districts and their environs; to give reasonable protection to views yet allow appropriate development of all property; and to allow modifications in standard yard and height requirements when justified because of steep topography, irregular lot pattern, unusual street conditions, or other special aspects of hillside areas (Berkeley Zoning Ordinance, Section 14.01 - Regulations for H Districts, Purposes).

Although to some extent the assessment of the impact of an addition to an existing structure on views from surrounding homes is subjective, the above Bay Area residential design guidelines and zoning ordinances show that ti si possible to apply guidelines that help to make these subjective assessments fair to both holders of existing views and those wishing to build. It is also possible to formulate some objective criteria to minimize the obstruction of existing views. These communities endorse a combination of such objective measures and professional judgements by planning staff in evaluating the effects of vertical additions on views.

References

1. Hiller highlands title page and page 4
2. Tiburon Guidelines: additional information

Note: Text of references available from Miraloma Park Improvement Club.

WESTWOOD PARK ASSOCIATION

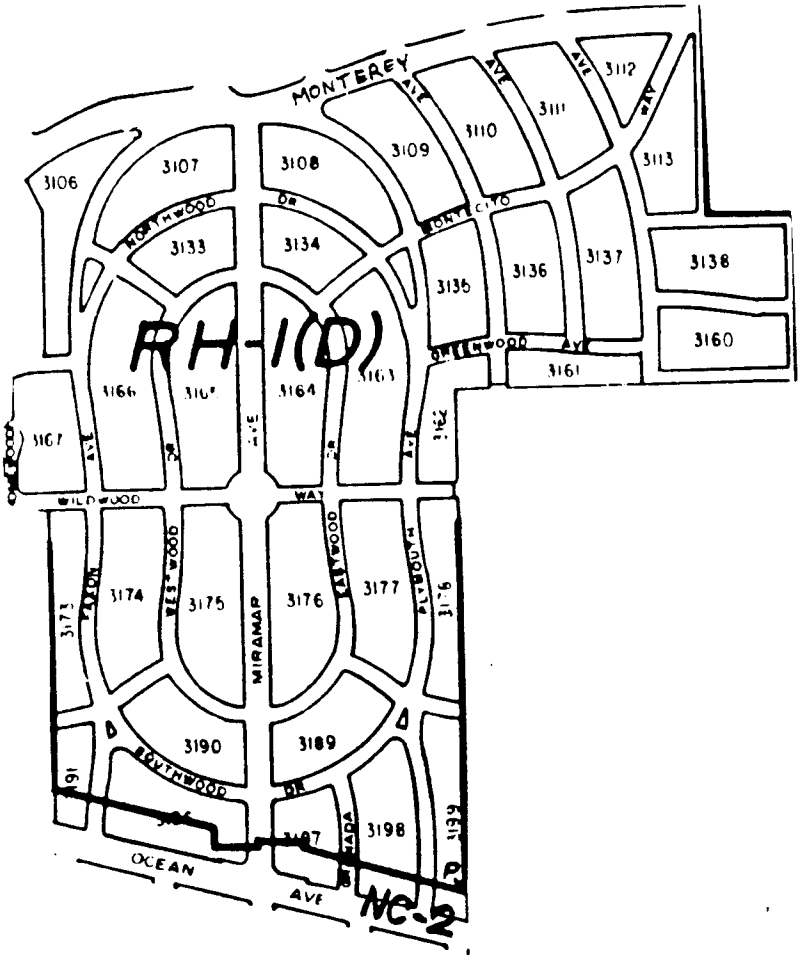
Adopted by theCity Planning Commission through Motion No. 13992 as

Specific Area Residential Design Guidelines

January 1992

Westwood Park Association
P. O. Box 27901 - No. 770
San Francisco, CA 92127

NOTE: In 1962, the Westwood Park Association developed the original Residential Design Guidelines from which the design guidelines in this publication were derived. In Motion Number 13992, the City Planning Commission adopted Section III and Appendix B of the original guidelines as specific area design guidelines. These guidelines amend the city-wide November 1989 San Francisco Department of City Planning's "Residential Design Guidelines" for purposes of reviewing building permit applications for the Westwood Park Neighborhood Character District which consists of the portion of the area in the map below zoned RH-1(D).



SECTION III- DESIGN GUIDELINES

SITE

"The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The Location, Front Setbacks, Rear Yards and Side Spacings will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the block-face, and maintaining a sense of common open space in the interior of the block." (16)

The siting of the homes in Westwood Park is one of the most important factors that has defined the neighborhood character. Westwood Park is zoned RH-1(D) by the City Planning Code. Buildings are limited to a single unit per lot and are to be detached from adjacent structures with setbacks on all sides. It is the detached requirement that has resulted in the open, light feeling that we have in the neighborhood.

Location

In the evaluation of the "Location" of a building, the building will be reviewed for its harmonious integration into both the overall topography of the site as well as its relationship to the adjacent built environment of surrounding structures. In order for a building to fully integrate into the neighborhood, the building should not **"...disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills."** (17)

Because Westwood Park was developed on Mount Davidson, there is continuous slope throughout the neighborhood. This slope has been utilized in the layout of the lots to provide for a terraced rhythm of development. For houses on slopes, the terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. The advantages of uniform terracing will be substantially negated for numerous adjacent lots if the neighboring building's height and scale are not respected. The surrounding neighborhood's light and air amenities should not be sacrificed due to one property's increase in mass.

Front Setback

The "Front Setback" for a particular lot is the distance between the front property line at the sidewalk to the front building line. In Westwood Park, the front setback line was defined in Article VII(a) of the C.C.& R.s. **"No dwelling house or other structure shall be constructed nearer to the front street than the line shown on said map marked 'Building Line.'"** (18) This document, was developed to provide for front yards and a transition space for gaining access to the residences. Because of the uniformity of setbacks in Westwood Park, a front setback that does not conform with the overall pattern of development will be seriously disruptive to neighborhood character. This parameter is applicable to all levels of the structure.

Rear Yards

The space between the rear property line and the rear of the residence is defined as the "Rear Yard" of the lot. Not only do rear yards provide private open space for the specific residence but also, in tandem with the other rear yards in the block, provide a public, visually open, shared space.

The Planning Department guidelines state: **"Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and reduce adverse impacts on adjacent buildings."** (19) In Westwood Park, the rear yards of many lots are minimal at best. Because of the priority placed on the front setback, the rear yard is, in many cases, already less than that required by the San Francisco Planning Code. In cases where a detached garage already exists in the rear yard of a lot as a legal nonconforming structure as defined by the City Planning Code, the remaining minimal rear yard will not provide sufficient space to utilize for additional building area. In these cases, encroachment into this area would be detrimental because of the decrease in open rear yard area for the residence as well as for the block.

Side Yards

Westwood Park is privileged to have side yards where windows can be placed for light and air. This element of the design is a major factor in the quality of the residences of the neighborhood. These side yards are a requirement of the Planning Code, but the Code does not address location of windows and the pattern of spacing on a block. In the development of a design, attention should be paid, not only to the pattern of spacing in the area, but also to the location of windows on the side. Although side yards provide the opportunity to provide windows for light and air, the location of these windows should be such that privacy of neighboring residences is addressed.

The Planning Department Design Guidelines state:

> **"Often a small set back or notch can prevent blockage of a neighbor's window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of 'good neighbor' gestures should be incorporated into the design."** (20)

BUILDING ENVELOPE

> **"The building envelope refers to the exterior elements of a structure - the roof, the front, rear and side facades, and other projecting elements such as bays, overhangs and balconies. The actual envelope of a building, within the maximum envelope established by the Planning and Building Codes, should be compatible with the envelopes of surrounding buildings."** (21)

In the alteration of an existing building, the building envelope that is allowable by code is not the only factor in determining the compatibility of a design. The way the building envelope relates to the surrounding buildings is the factor that should be addressed during any preliminary conceptual design. Westwood Park was developed originally as a tract of predominantly uniform buildings in regard to building envelope and, therefore, major deviation from the prevalent envelope is highly disruptive.

As the buildings in Westwood Park terrace down the slope of the hill, a clear pattern of stepped down roof lines occur. A building that attempts to break this pattern would be considered disruptive to the overall pattern of development. In some cases where the pattern may not be as obvious as others, or where there is a mixed pattern of building heights, setting a taller building back from the front of the lot may mitigate some of the disruption created, but in an area of detached houses where upper levels can be seen from the street and surrounding buildings, upper level setbacks may not provide a solution to the break with the pattern.

Roofline

Westwood Park has predominate roofline forms. The majority of roofs consist of flat or slightly sloping roofs for the side and rear of the building and small decorative sloped roofs on the street facades. The other predominate roof form is the steeply sloping roof.

> **"In general, a strong repetition of consistent rooflines calls for similar design for new construction."** (22)

In evaluating the roof form of an alteration or addition, attention must be paid not only to the adjacent structures, but also to the overall forms of the surrounding block on both sides of the street.

Volume and Mass

The volume of a building relates to the overall size of the perimeter footprint and the height of the building. The massing of a building also relates to the articulation of the facades and the materials used that can emphasize or decrease the perceivable size of the building.

> **"The volume and mass of a new building or an addition to an existing one should be compatible with that of surrounding buildings."** (23)

The evaluation of mass can be difficult to articulate in one dimensional drawings. Shadows and line weight on drawings can be helpful in evaluating the compatibility of the proposed project to the surrounding area. Massing models of the proposed and adjacent structures may also be helpful in evaluating the proposed massing of a project and its relationship to the massing of adjacent structures. The design of the articulation of windows, porches, and doors that are not consistent with neighboring buildings can increase the visual massing of a building. See Appendix B for information on the heights of buildings in Westwood Park.

SCALE

> **"The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The scale of any new building or building alteration should be compatible with that of neighboring buildings. To assess compatibility, the dimensions and proportions of neighboring building should be examined."** (24)

The scale of a building is based on its dimensions in plan and elevation as well as its proportions of design elements. Two buildings of the same dimensions can be very different if differently proportioned. The original Westwood Park designers used the articulation of the facade's proportions to give a sense of grandness in scale to small sized bungalows. A feeling of a solid connection with the ground is made because of the de-emphasis of the height of the buildings. The vertical proportions are minimized and the horizontal proportions are emphasized.

Dimensions

The actual dimensions of a building are the length, width and height of the structure. Westwood Park residences vary little in the overall dimensions of the buildings. This uniformity of the existing fabric of design creates a condition which dictates that a larger structure than the existing buildings in an area will be incompatible with the neighborhood. The visual impact from an increase in height can be counteracted in some cases by incorporating front setbacks as well as side and/or rear setbacks on upper levels. All of the original buildings that were designed with upper levels for the original development of Westwood Park utilize major setbacks from all sides and most of these buildings utilize the sloping roof form to minimize the perceived overall height of the building as well as minimize the perceived massing of the small upper level.

Buildings that "decorate" facades with appropriate articulation and detailing can still be grossly out of character with the surrounding area due to incompatible scale. Large, well proportioned buildings can still be incompatible if the scale of the surrounding buildings is small. Both the dimension scale and the proportions of a project need to be addressed during design and review.

Proportions

The proportions of a building are the relationships between the dimensions of height, width, and depth of the elements of design as well as the relationship of the building to other surrounding structures. Westwood Park consists predominantly of buildings with horizontal proportions of trim, bay windows, bands of roofing, and articulation of porches and facades.

> **"Poorly proportioned buildings may seem out of balance, inconsistent or unharmonious with their surroundings.**
>
> **The proportions of the basic shapes of a project should be compatible with those of surrounding buildings."** (25)

Even small changes to the proportions of such elements of a facade design as the window shape or trim location can have a major effect on the compatibility of the design within the context of the surrounding buildings.

TEXTURE AND DETAILING

"Texture refers to the visual surface characteristics and appearance of the building facade. Detailing refers to the manner in which building parts are put together. The texture and detailing of a building's facade often have the strongest impacts on how people perceive a new structure and, therefore, on their sense of the character of the neighborhood. The use of Materials and the degree of Ornamentation give the building its texture." (26)

Exterior Materials

The designers of Westwood Park's homes utilized many materials in the design of the development but the predominant material is cement plaster (stucco) for walls, spanish style clay tile for decorative roofing, and wood for windows. Unpainted and painted brick is used for the entry porches and steps in many cases. There are also examples of shingle style bungalows and some wood sided buildings as well as flat, parapeted built-up roofs and composition shingled, peaked roofs.

In the design of an addition or renovation, the materials of the existing house as well as the materials of the surrounding buildings need to be addressed. The quality of materials and installation should be comparable to those used in the original buildings.

Ornamentation

Ornamentation is the decorative detailing of a building. Westwood Park homes are not heavily ornamented like those found in the victorian style of design. The concept of simple, well crafted, elegant detailing was an important concept in the bungalow style. Therefore, detailing of the exterior of buildings will be evaluated on simple ornamentation. Examples of ornamentation in Westwood Park are the trellised porches, the raised stucco decorative friezes, the curved lines of porch walls, and the decorative mullion designs in many of the windows. If used with restraint, the ornamentation can be an effective method of mitigating other inconsistencies in design. If used without consideration for the surrounding neighborhood, ornamentation can become tacky and obtrusive.

OPENINGS

> **"Typically, openings in a building - Doorways, Windows and Garage Doors - make up the largest and most distinctive elements of buildings' facades."** (27)

Entryways

The entrance to the house is considered the entryway. Westwood Park homes utilize several methods to articulate entryways. Most houses have decorative doors, often with curved tops. Articulation of the surrounding "portico" is often created with raised stucco "rustication", decorative detailing, or pediment elements of roof forms. Most of the homes also emphasize the entryway with a grand, often curving, stair and entry porch. Doors are oriented directly toward the street.

> **"Doorways should be designed to be consistent with the surrounding entries. In a neighborhood where the predominant pattern is of stairways located on one side of the building, ignoring this pattern could be disruptive. Where symmetry or asymmetry has become an important ingredient of a building group, the goal is to respect it and respond sensitively to it."** (28)

Entryways that are to be altered should respect the level of articulation of the existing entry as well as the predominant level of articulation and design in surrounding buildings.

Windows

In Westwood Park, because of the emphasis on simplicity of design in the bungalows, windows play an important role in the design and proportions of the buildings and are often the major ornamentation element of the facade.

> **"The proportion, size, and detailing of windows should relate to that of existing adjacent buildings... The proportion of window (void) to wall (solid) area on a facade varies with building type. New windows should approximate rations of neighboring structures while meeting the building's functional needs."** (29)

The quality of wood windows and/or wood trim should be utilized in facades for conformity with the quality of the original development. Decorative mullion and muntin design should be utilized when applicable and detailing of trim and reveals should be coordinated for compatibility with the surrounding area as well as the subject building.

Garage Doors

Garage doors are often the most prominent element of the main level of the front facade of a building that incorporates the parking of cars on the ground level. Care must be taken to de-emphasize the garage door in the design. Many homes have the garage setback in plan well away from the street and front facade of the house. Those that do not, recess the door back in order to reduce the visual impact of the door.

LANDSCAPING

> **"Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for the planting of shrubs, flowers and trees."** (30)

Areas in front setbacks for landscaping were the major focus of the Westwood Park developers in the creation of a garden atmosphere for the area. Every effort should be made to minimize pavement for driveways and walkways so that the maximum area in the front of the residence can be used for planting. Large areas of pavement in the front of buildings is unacceptable.

APPENDIX B - GENERAL INFORMATION

EXISTING BUILDING HEIGHT STUDY SUMMARY

The following summary outlines a prepared study of building heights in Westwood Park. Information for the study has been gathered from several sources in an effort to collect data that accurately reflects current conditions. The study's major element is a map of Westwood Park with building heights of each home designated. On the map, building heights in stories are numerically shown and shading is used to denote taller buildings.

"Sanborn" maps of San Francisco have been used for the initial basis of the study. These maps are available in the Assessor's office located in City Hall. Because Westwood Park is a uniform planned community and because the neighborhood was largely constructed prior to 1940, the "Sanborn" maps give relatively accurate information on the original buildings in the neighborhood. For purposes of clarity and coordination, descriptions of building types from the "Sanborn" maps have been used in the preparation of the study. A visual survey of the neighborhood was subsequently undertaken in an effort to verify the information obtained from the "Sanborn" maps as well as to gather preliminary information on vertical additions not reflected in the maps.

Once the visual survey was completed, San Francisco Building Department records were reviewed to gather information on all buildings of two stories or more as well as to investigate information of vertical additions that have been added to original buildings subsequent to the preparation of the "Sanborn" maps. The information from the records has been incorporated into the study.

The building height types, a description of each building type, and each building type's percentage of total buildings in Westwood Park has been included in this summary.

BUILDING HEIGHT DESCRIPTIONS

1 "ONE LEVEL" (13.7% of total residences)

One story main "living" level on grade with no "basement." Usually with an on-grade detached garage.

1B "ONE LEVEL OVER BASEMENT" (77.3% of total residences)

One story main "living" level over a "basement." The majority of the lots slope with the basement built into the slope of the lot with retaining walls. The basement usually is used for parking and utility with less than the required ceiling height for utilization as living space. Many homes have utilized this "basement" area for living space with excavation to gain ceiling height.

1.5 "ONE LEVEL WITH ATTIC" (0.6% of total residences)

One story main "living" level with partial upper "living "level and no "basement." Upper level is fully within lower level roof form and visual impact is of a one story structure with steeply sloping roof and attic.

2 "TWO LEVEL" (4.5% of total residences)

One story main "living" level with partial upper "living" level and no "basement." Usually with an on-grade detached garage.

2B "TWO LEVEL OVER BASEMENT" (3.8% of total residences)

One story main "living" level with partial upper "living" level over "basement." Upper level usually has been added to an existing one story over basement.

A Denotes buildings where upper levels have been added to original buildings through the construction of a vertical addition.

SUMMARY OF STUDY

1. 91.6% (613 total) of the 669 residences in Westwood Park are "one level," "one level over a basement," or "one level with an attic" type buildings.

2. Only 8.4% (56 total) of the 669 residences are "two levels" or "two levels over a basement" type buildings. This percentage breaks down as follows:

   a. 4.1% (27 total) of the 669 homes are "two level" or "two level over basement" type buildings from the original development. The upper levels usually consist of a limited square footage single room.

   b. 4.3% (29 total) of the 669 homes are buildings that are "two level" or "two level over basement" type buildings due to vertical additions.

   c. The "two level over a basement" type buildings, the tallest type structure in Westwood Park, make up only 3.8% (26 total) of the 669 homes.

      i. Only 6 of these 26 homes of this type are from the original development. These homes are buildings with small, well integrated upper levels with setbacks from all sides of the lower level.

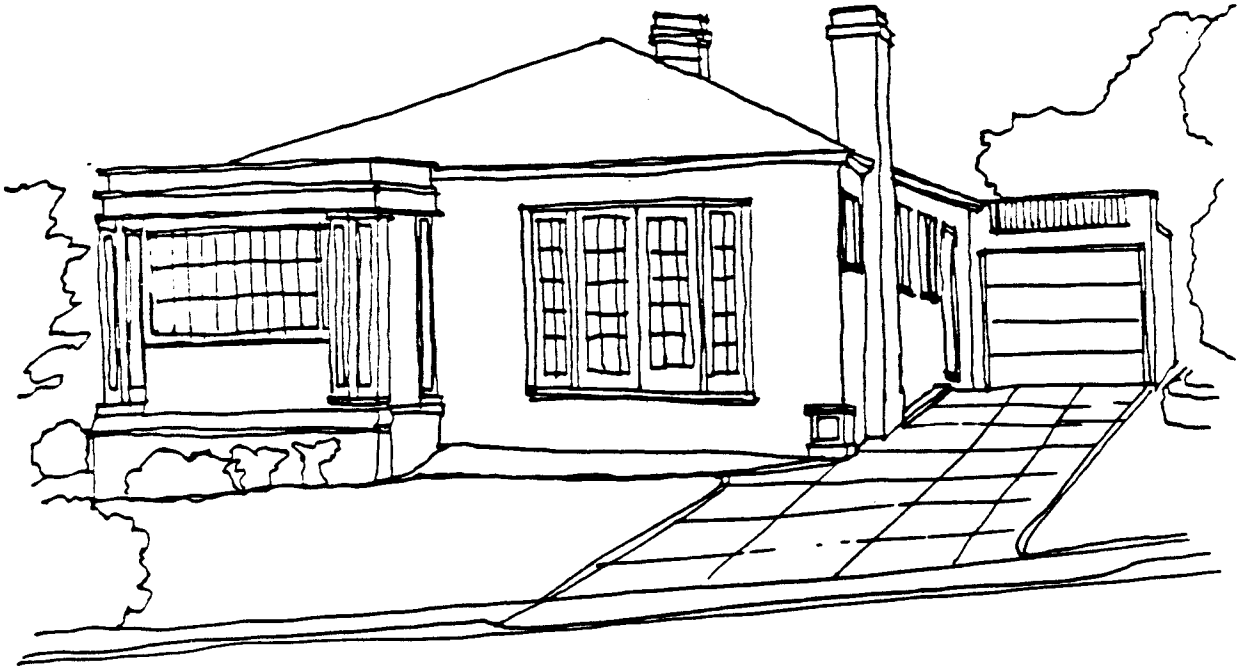
      ii. 20 of the 26 homes of this building type are due to vertical additions to an existing one level over basement structure.

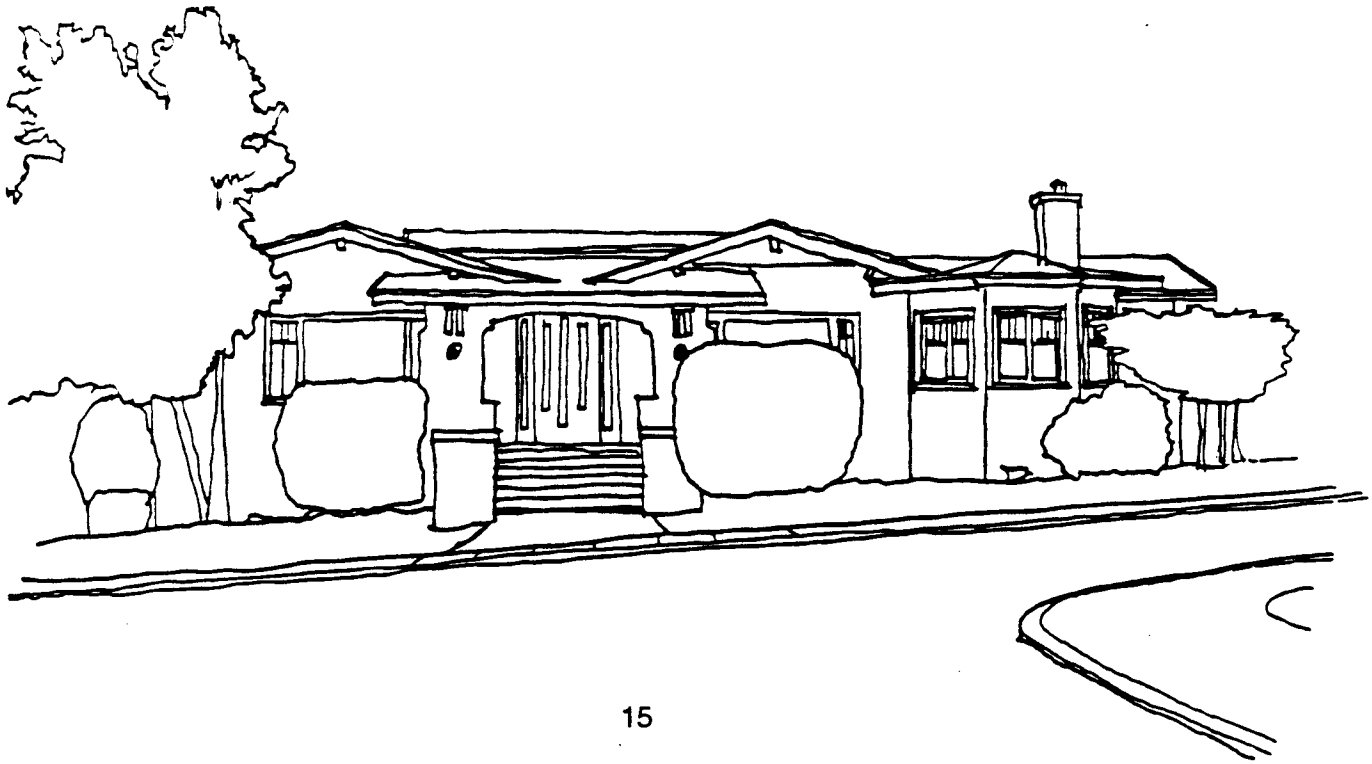
CONCLUSIONS

The conclusions that can be drawn from the study show that the existing fabric of Westwood Park is predominantly of "one level" and "one level over a basement" type buildings.

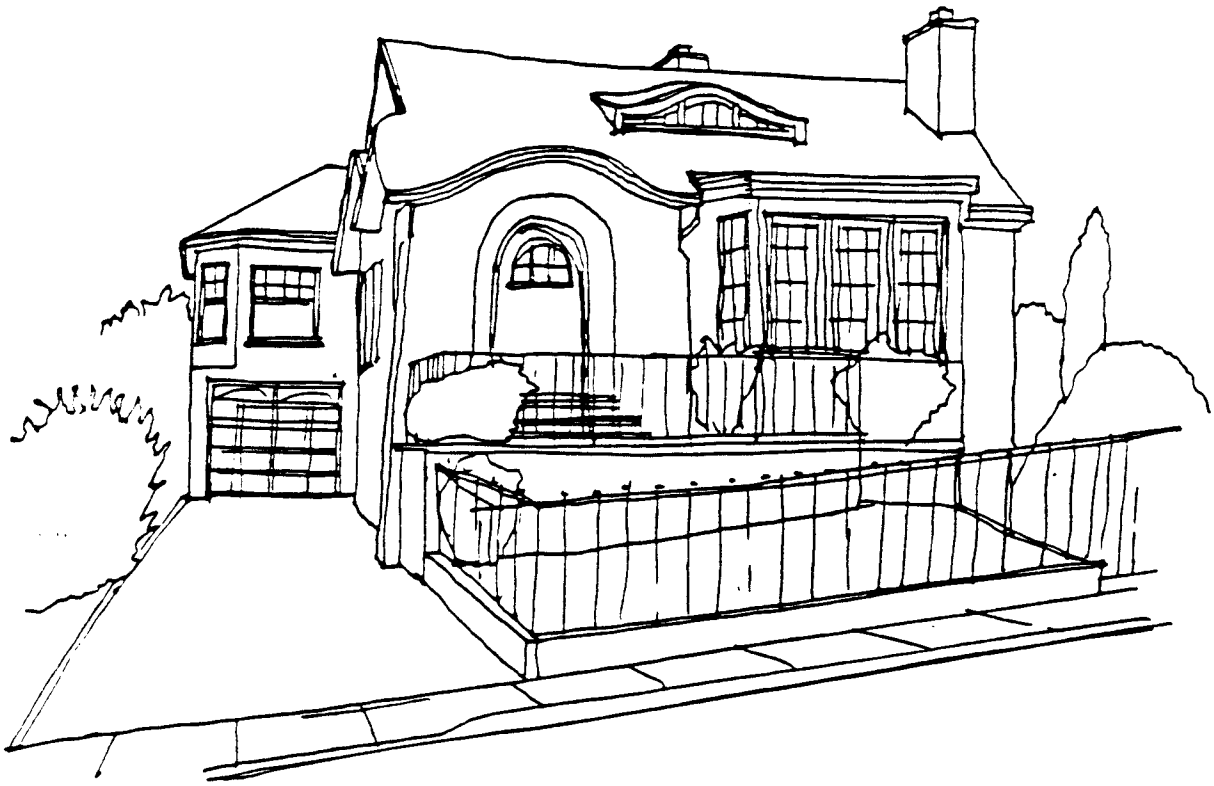
The great majority of larger size buildings are present because of vertical additions over an existing "one level" or over a "one level with basement" type structure.

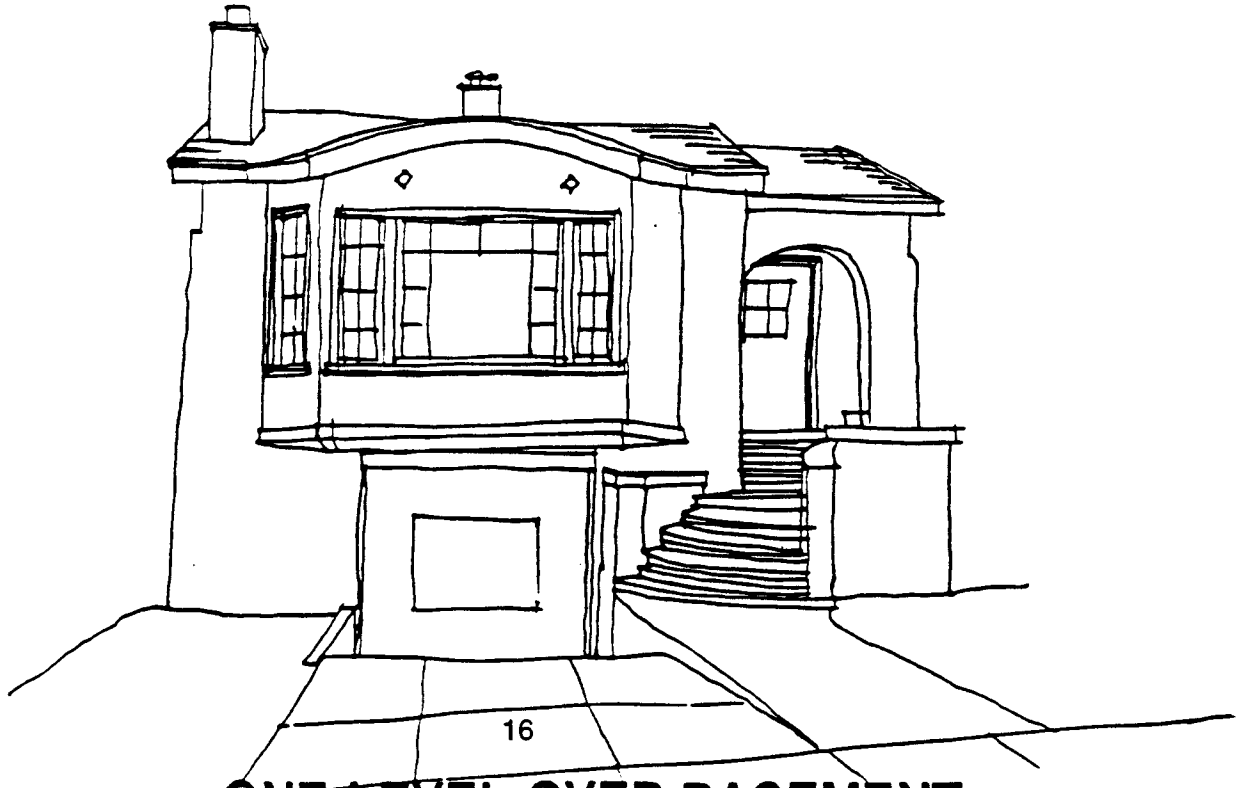
Without exception, the buildings that have extremely large upper levels are buildings that have had vertical additions and are not buildings that were originally designed in this manner.





ONE LEVEL

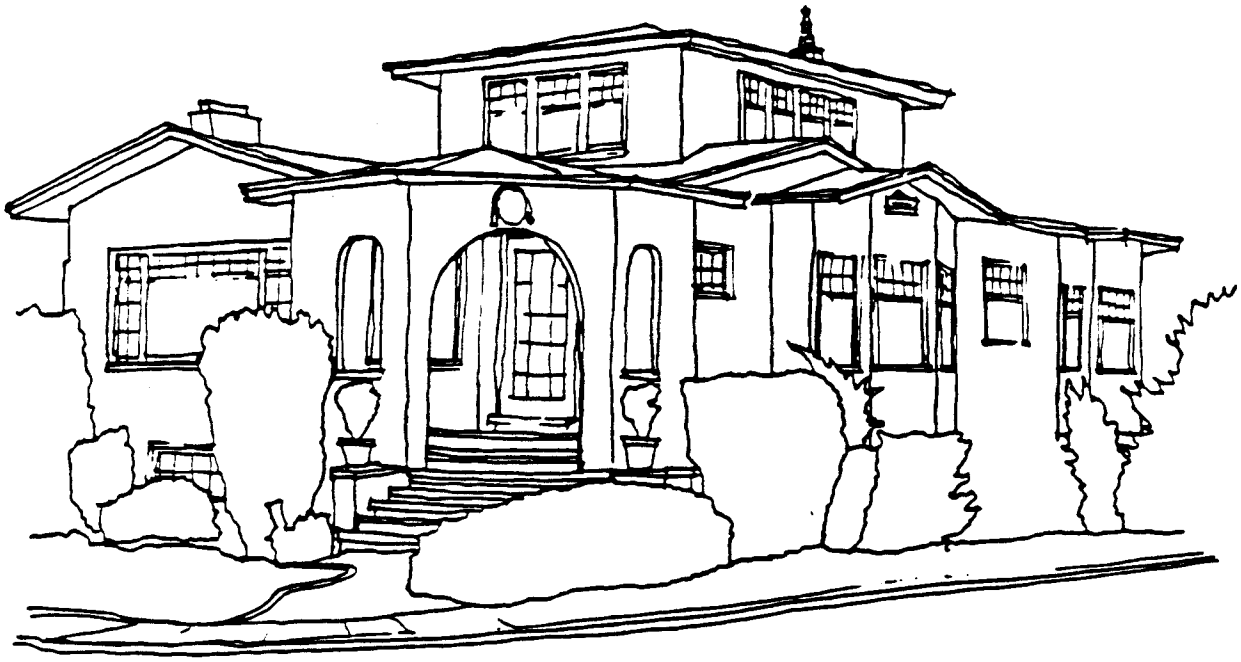




ONE LEVEL OVER BASEMENT

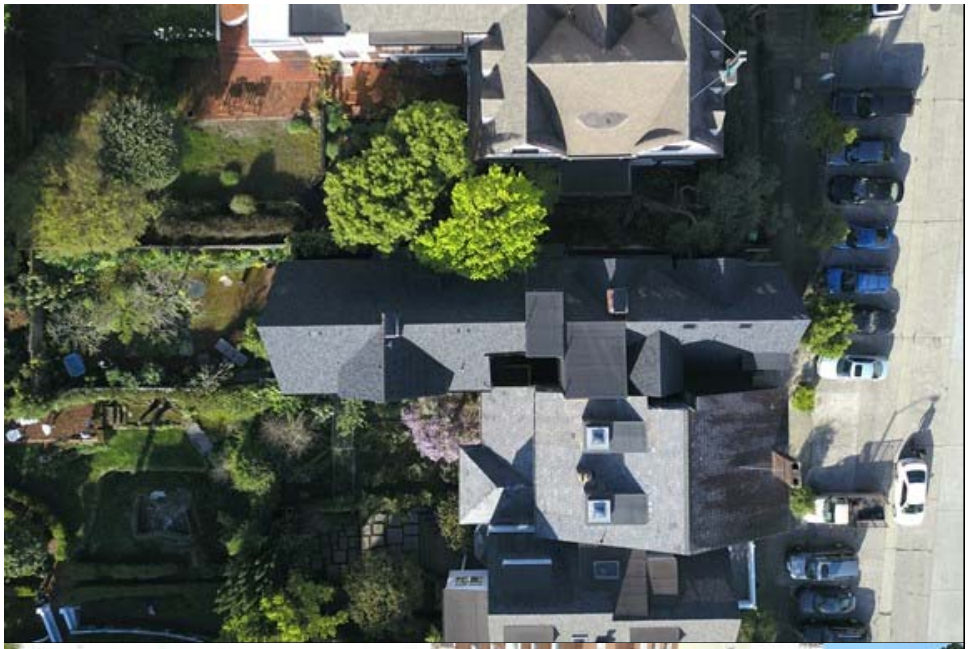
ONE LEVEL WITH ATTIC

TWO LEVEL



TWO LEVEL OVER BASEMENT

EXHIBIT 16



Application for **Discretionary Review**

CASE NUMBER: For Staff Use only: 2017-002545DRP-02

APPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Susan Byrd and Mark Lampert		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
2415 Green Street	94123	( )

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
Chris Durkin		
ADDRESS:	ZIP CODE:	TELEPHONE:
474 Euclid Avenue	94118	(415) 407-0486

CONTACT FOR DR APPLICATION:		
Same as Above ☐ Deborah Holley		
ADDRESS:	ZIP CODE:	TELEPHONE:
220 Montgomery Street, Suite 2100 San Francisco	94104	(415) 609-9329
E-MAIL ADDRESS:		
deborah@holleyconsulting.com		

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
2417 Green Street	94123
CROSS STREETS:	
Pierce and Scott	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0560/ /028	25' x 100'	2,500	RH-1	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-familtyresidential

Proposed Use: single-family residential

Building Permit Application No. 2017-002545PRJ Date Filed: 4/28/17

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☒	☐
Did you participate in outside mediation on this case?	☐	☒

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.

Although we made repeated requests of the applicant and planning staff, none of the changes requested by the neighbors at the March 30, 2017 Pre-Application meeting or in follow-up emails were made to the plans submitted to the City in response to concerns.

At the Pre-Application Meeting the applicant said he could put up story poles, but did not respond to follow-up requests to do so.

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.

Please see Attachment 1.

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:

Please see Attachment 2.

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?

Please see Attachment 3

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: D Holley Date: 11/20/17

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

Deborah Holley

Owner / Authorized Agent (circle one)

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

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	☒
Address labels (original), if applicable	⊗
Address labels (copy of the above), if applicable	⊗
Photocopy of this completed application	☒
Photographs that illustrate your concerns	■
Convenant or Deed Restrictions	■
Check payable to Planning Dept.	☒
Letter of authorization for agent	☒
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)	■

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: E. Lopez Date: 11/21/17

November 10, 2017

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco CA 94103

Re: Letter of Authorization

Dear Sir or Madam:

We are the owners of 2415 Green Street in San Francisco.

By this letter, we authorize Deborah Holley of Holley Consulting, to take any necessary action in the processing of the Discretionary Review Application for 2417 Green Street, including, but not limited to, the signing and/or filing of this application and other documents.

Thank you,

Mark Lampert Susan Byrd

2415 Green Street property owners

2417 GREEN DR ATTACHMENT 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 cite specific sections of the Residential Design Guidelines.

The Lampert/Byrd family have lived next door the project site at 2415 Green Street for over 20 years. They are requesting Discretionary Review because, although the project may meet the minimum standards of the Planning Code, it conflicts with many key elements of the San Francisco Residential Design Guidelines (RDGs) and the Cow Hollow Neighborhood Design Guidelines (CHNDGs). ***Most importantly, the project is inconsistent with all six Design Principles of the RDGs.***

The following narrative identifies the many reasons why the Planning Commission should take Discretionary Review of this project and establishes that there are extraordinary circumstances that require such review.

Page 5 of the RDGs explains that "The Residential Design Guidelines focus on whether a building's design contributes to the architectural and visual qualities of the neighborhood." Here are the six guiding Design Principles used to determine whether a project is consistent with the RDGs:

1. *Ensure that the building's scale is compatible with surrounding buildings.*
2. *Ensure that the building respects the mid-block open space.*
3. *Maintain light to adjacent properties by providing adequate setbacks.*
4. *Provide architectural features that enhance the neighborhood's character.*
5. *Choose building materials that provide visual interest and texture to a building.*
6. *Ensure that the character-defining features of an historic building are maintained.*

Below we explain why the project is inconsistent with each of these Design Principles.

1. **Ensure that the Building's Scale is Compatible with Surrounding Buildings.**
   The scale of the project is not compatible with surrounding buildings – The project is too large for the lot as described below.

a. ***The proposed development would be more than twice the average development intensity of the block at an FAR of almost 2.5*** (6,114/2,500 = 2.456). The developer appears to be guided by maximization of profit at the expense of the neighbors as the scale of the proposed building is incompatible with the surrounding homes. The proposed 6,114 square foot house is on a 2,500-square-foot lot. The developer wants to squeeze an oversized house onto one of the smaller lots in the neighborhood. This development intensity is inconsistent with the character of the neighborhood and is a departure from existing long-held, relatively modest development intensity. A survey of development intensity based on Floor Area Ratios for 30 properties on the block, including the south side of the 2400 block of Green Street, the north side of the 2500 block of Vallejo Street, the east side of the 2700 block of Scott Street, and the west side of the 2500 block of Pierce Street indicates that ***the average FAR is 1.0.*** The proposed development would be more than twice the average development intensity of the block at an FAR of almost 2.5 (6,114/2,500 = 2.456). Figure 1 and Table 1 illustrate the vast difference in scale of the proposed project compared with the surrounding homes.

The CHNDGs also call for compatible development intensities, which the developer has ignored. For example:

"Compatibility of Volume and Mass. The volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings." (CHGs, page 34)

b. ***If this 6,103 square-foot project were approved, it would be close to twice the average house size in District 2.*** According to the Planning Department, the average size of a single-family home in the Second Supervisorial District[1]is 3,190 SF. (San Francisco Planning Department, September 2016 http://default.sfplanning.org/administration/legaffairs/RET_presentation-100416.pdf) Currently, 2417 Green Street is 4,502 SF, or more than 40 percent larger than the average house in the District.

If the project sponsor were to remodel the home within the existing footprint, he would have a home that could accommodate a family without harming his neighbors and neighborhood.

---

[1] District 2 includes:
94103 – bottom of Pacific Heights/Downtown.
94109 – Pacific Heights/Marina/Nob Hill.
94115 – Pacific Heights/Marina.
94118 – Presidio Heights/Inner Richmond.
94121 – Seacliff.
94123 – Marina.
94129 – Presidio.
94133 – Russian Hill/Financial District

FIGURE 1. FAR MAP

0.4 to 0.9 FAR

1.0 to 1.4 FAR

1.5 to 2.0 FAR

2.0 to 2.5 FAR

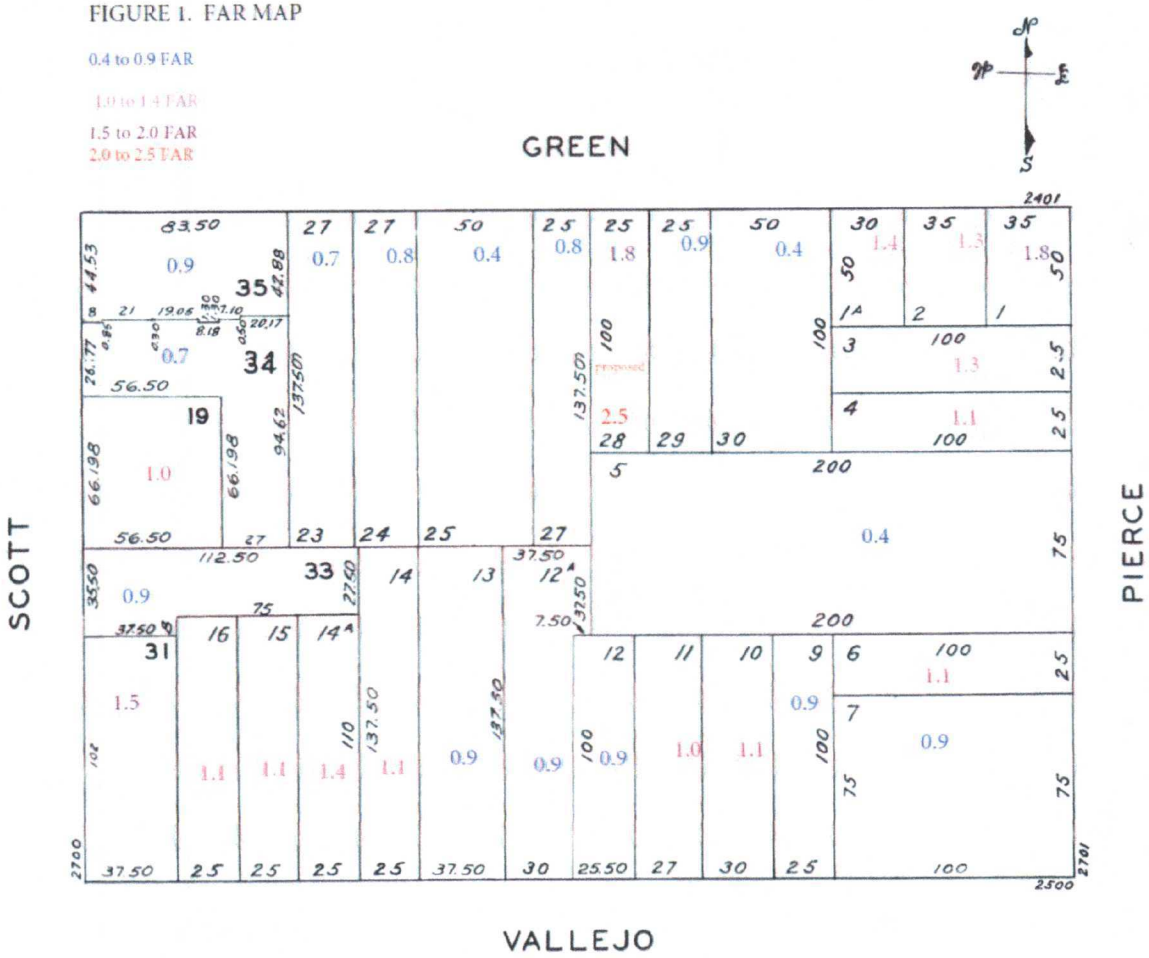


TABLE 1. NEIGHBORHOOD FLOOR AREA RATIOS

South Side of Green Street

Address	Building Area (SF)	Lot Area (SF)	FAR
2417 Green	**4,502 existing 6,114 proposed**	**2,500**	**1.8 existing 2.5 proposed**
2772 Scott	3,300	3,728.56	0.9
2427 Green	2,660	3,711	0.7
2425 Green	3,125	3,712	0.8
2423 Green	2,694	6,875	0.4
2421 Green	2,700	3,437	0.8
2415 Green	2,346	2,500	0.9
2411 Green	1,900	5,000	0.4
2409 Green	2,080	1,498	1.4
2405 Green	2,280	1,750	1.3
2401 Green	3,125	1,746	1.8

West Side of Pierce Street, North Side of Vallejo Street, and East Side of Scott Street

Address	Building Area (SF)	Lot Area (SF)	FAR
2749 Pierce Street	3,344	2,495	1.3
2733 Pierce Street	2,720	2,500	1.1
2727 Pierce Street	5,875	15,000	0.4
2721 Pierce Street	2,750	2,500	1.1
2701 Pierce Street	6,828	7,500	0.9
2526 Vallejo Street	2,150	2,495	0.9
2530 Vallejo Street	3,380	3,000	1.1
2540 Vallejo Street	2,728	2,700	1.0
2544 Vallejo Street	2,390	2,548	0.9
2500 Vallejo Street	3,915	4,125	0.9
2560-62 Vallejo Street	4,668	5,153	0.9
2566 Vallejo Street	3,904	3,436	1.1
2570 Vallejo Street	3,807	2,750	1.4
2576 Vallejo Street	3,109	2,748	1.1
2580 Vallejo Street	3,686	2,748	1.3
2700 Scott Street	5,815	3,825	1.5
2710 Scott Street	3,180	3,393.75	0.9
2716 Scott Street	3,900	3,737	1.0
2750 Scott Street	2,850	4,103	0.7
2772 Scott Street	3,300	3,728.56	0.9

Source: San Francisco Property Information Map, 2017 for all properties other than 2417 Green.

c. ***The Planning Department has determined that one important trigger from Planning Commission review of a residential alteration or demolition project is a proposed FAR exceeding established norms.*** The Planning Department is currently in the process of recommending changes to Section 317 of the Planning Code. Planning is proposing to replace the demolition thresholds with "…controls for the RH Districts that use a Floor Area Ratio metric as a trigger for requiring a Planning Commission hearing, whether a project is an alteration or demolition." According to the applicant, they are removing 51 percent of the front and rear facades and 90 percent of the horizontal elements.

In the most recent iteration of the Planning Department recommendations for revising Section 317 (October 16, 2017 http://default.sfplanning.org/administration/legaffairs/RET_Presentation_10-16-17.pdf), the FAR trigger in the RH-1 District is recommended to be ***1.4***, a measure that the proposed project far exceeds. The June 1, 2017 memo states that "***In determining whether a project that exceeds the base FAR should be approved by the Planning Commission, they would have to consider the following criteria when granting an exception to the base 1.4 FAR***:

1. high-quality architectural design;
2. contextual and compatible building siting, orientation, massing, scale, and fenestration pattern;
3. compatibility with surrounding density;
4. family friendly units;
5. whether existing units have been reconfigured, and if they have, whether the redesign results in a family-friendly layout; and
6. access to and quality of open space.

Under the Planning Department's own proposal for revising the review process, this project would automatically be reviewed by the Planning Commission, obviating the need for neighbors to petition for DR and it would not meet the first three criteria listed above.

2. Ensure that the building respects the mid-block open space.

The project does not respect the mid-block open space. Figure 2 illustrates the existing long-held open space pattern and shows how the project would substantially change it. The project will expand the footprint of the house ***17 feet*** back into the rear yard, significantly reducing the midblock open space that the neighborhood has enjoyed for so many years and that is protected by this second RDG design principle as well as many key policies of the CHNDGs, including the following:

FIGURE 2 EXISTING MID-BLOCK OPEN SPACE

> "Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.
>
> Consider:
>
> - Is there a pattern of rear yard depths creating a common open space?
> - Will changing this pattern have a negative effect?
> - Are light and air to adjacent properties significantly diminished?" (CHNDGs, page 28)
>
> "Respect Rear Yard and Adjacent Buildings Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings. In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of these the midblock open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views." (CHNDGs, page 29)

The project would overshadow the patio and yard space of the Lampert/Byrd home. The photos in Figures 3 through 6 show the patio and yard space, and bedroom and kitchen/dining area windows that would be deprived of light and air as a result of the proposed expansion.

While many neighbors on the block have remodeled, they have generally stayed within their respective existing footprints and have not degraded the neighborhood's mid-block open space that makes this a special place to live. We unsuccessfully requested that this developer do the same. Here are some examples:

2409 Green Street. Remodel including a kitchen and family room stayed within the footprint except the addition of a rear deck.

2411 Green Street. Remodel included kitchen and bathrooms. Stayed within the footprint. This is an historic "English country cottage" and the addition maintained the historic integrity of the home.

2415 Green Street. The Lampert/Byrd family (the DR requesters) did an extensive remodel and added bedrooms and bathrooms their house to accommodate their family, but stayed entirely within the building footprint. And, despite the extent of the interior renovations, the before and after photos look almost the same.

2425 Green Street. This stately Victorian home was also remodeled within the existing footprint.

2427 Green Street. The interior of this home has been remodeled at least twice entirely within the footprint.

2423 Green Street. Just three years ago, our neighbors at 2423 Green Street, two houses to the west of 2417, proposed a modest remodel on their 6,875 SF 50-foot-wide, 137.5-foot-deep lot measuring lot (which is close to three times the size of the 2417 lot). For some reason, they were held to an entirely different standard than the developer of 2417. Although their original proposal to add a small addition to the rear of their home was not opposed by any neighbors and complied with the Planning Code, the Planning Department required that the plans needed to be revised in order to comply with neighborhood mid-block open space requirements and guidelines. The plans were revised as required, and the modest 11.5-foot expansion was scaled back to 9.5 feet.

Here is an excerpt from the 2015 Notice of Planning Department Requirements letter requiring the revision:

> "Based on the plans submitted, the following items are required to proceed with review of the subject Building Permit Application:
>
> 2. Residential Design Guidelines. The Planning Commission adopted the 2001 Cow Hollow Design Guidelines and in 2003 Residential Design Guidelines in December 2003 to promote design that will protect neighborhood character. All residential permit applications in the RH and RM zoning districts filed or reviewed after January 1, 2004 are subject to these Guidelines. You can download a copy of the Guidelines from our website at http://www.sfgov.org or purchase for $3.00 per copy at the Planning Department office. If you fail to adequately address the following concerns the Department may initiate a Discretionary Review hearing for this project: a. **Please limit the horizontal addition to be no deeper than the neighboring building to the east in order to respect the existing mid-block pattern**. (RDGs, Pages 25-27, and Cow Hollow RDGs, Pages 28-29 [emphasis added]).”[2]

We request that you apply the same standards to 2417, so that the project respects the mid-block open space pattern and is no deeper than the adjacent Lampert/Byrd home at 2415 Green Street. We also request that the Commission consider the CHNDGs in their review of the project, which were not considered by the developer and do not appear to

[2] Notice of Planning Department requirements for the Heffernan extension, 2014.08.21.4406, February 9, 2015.

have been specifically considered during the September 6, 2017 RDAT review of the project. The meeting notes state that this was an initial 15-minute RDAT meeting. The sole comment noted was that "The project complies with the Residential Design Guidelines. RDAT members did note that the third-floor interior wall abuts the front façade window; consider pulling the wall back or providing a more substantial façade element to obscure this condition." No letter of Planning Department Requirements was issued by the Department for this project.

We ask that the Planning Commission require the project to be scaled back to comply with the RDGs and CHNDGs. Please refer to Attachment 3 herein for a suggested alternative design.

3. **Maintain light to adjacent properties by providing adequate setbacks.**

The project does not provide adequate setbacks and would adversely impact the neighbors' light and air. The project has been designed with complete disregard for the neighbors. It would block light and air to the kitchen, bedroom, back porch, and yard of the Lampert/Byrd home (2415 Green Street). These areas are shown in Figures 3, 4, 5, and 6. It would block or darken numerous windows and the deck off of the kitchen of the Kaufman residence (2421 Green Street).

The Commission should not permit such significant light and air impacts. We respectfully request that you balance the protection of existing residents with allowing reasonable development, not maximization of profit at the expense of neighbors.

4. **Provide architectural features that enhance the neighborhood's character.**

The proposed project design would detract from, rather than enhance the neighborhood's character. Figure 7 is the applicant's rendering of the proposed Green Street façade next to the existing front façade. Figure 8 is the applicant's rendering of the rear façade. The developer is proposing a bulky oversized building of poor design quality with no regard for the neighborhood's architectural character. The project would demolish the existing compatible characteristics of the building and replace the front and rear facades with a with excessive glazing and an awkward top floor deck that would detract from the neighborhood character.

Figure 3. Kitchen/Dining Area Windows of 2415 Green Street that would be blocked/darkened by proposed horizontal extension

Figure 4. Porch and yard of 2415 Green Street that would be darkened by proposed horizontal extension

Figure 5. Second Floor Master Bedroom Window 2415 Green Street that would be darkened by proposed horizontal extension

Figure 6. Existing rear facades of 2417 and 2415 Green Street

Figure 7 Existing and Proposed Front Façade

Source: Dumican Mosey, Site Permit/311 Notification Set, April 28, 2017.

Figure 8 Proposed Rear Façade

Source: Existing – Google Earth 2017. Proposed -- Dumican Mosey, Site Permit/311 Notification Set, April 28, 2017.

5. **Choose building materials that provide visual interest and texture to a building.** As shown in Figures 7 and 8, the project plans do not indicate building materials that provide visual interest or texture to the building. The focus of the bulky design of front and rear facades is overly large windows. This is clearly inconsistent with page 39 of the CHNDGs, which cite poorly proportioned buildings with windows that are inconsistent in size with surrounding buildings as something that should not be permitted.

> "Compatibility of Vertical and Horizontal Proportions. The overall sense of a building working well within a particular context is often the result of carefully developed dimensional relationships. Poorly proportioned buildings are out of balance, inconsistent, and lack harmony with their surroundings. The proportions of the basic shapes of a project must be compatible with those of surrounding buildings. A basic step in identifying the proportions on a block face is to map (as described under 'Volume and Mass') the vertical and horizontal elements that define the facades of a building, such as doorways, windows, cornices and garage doors, and then to analyze their dimensional relationships." (CHNDGs, page 39)

6. **Ensure that the character-defining features of an historic building are maintained.** *The project would not maintain the character-defining features of this pre-earthquake shingle style residence*. The 2417 Green Street residence was built just prior to the 1906 earthquake. While the home has thus far been deemed not an historic resource under CEQA, it is attractive and compatible with the neighborhood character and the adjacent historic homes.

We ask that that the Planning Commission require the developer to preserve the existing front and rear façades and architectural details or redesign them in a style that is compatible with the historic character and high design quality of the neighboring homes.

2417 GREEN DR ATTACHMENT 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 insensitive siting, orientation, massing, and scale of the project as proposed will significantly affect the adjacent residents. Specific concerns are addressed below.

1. **The project would reduce the privacy of the neighbors.** The project has been insensitively designed. The proposed rear deck would look right into one of the bedrooms of the Lampert/Byrd home (window shown in Figure 5). For this reason, the project would be inconsistent with the following RDG Guideline: "Articulate the building to minimize impacts on light and privacy to adjacent properties." (RDGs, page 16) Please see item 3 in Attachment 1 for further discussion of this issue.

2. **We are worried about potentially severe impacts on neighboring foundations.** We understand that the proposed project could have severe and irreversible impacts on the foundation of 2421 Green, the Kaufman home which was designed and occupied by Master Architect Ernest Coxhead. This home is a historic resource and has been deemed by the State Office of Historic Preservation has deemed to be "clearly eligible for the National Register"[3] and should not be sacrificed by this project. The developer has been completely uncooperative with respect to providing foundation plans and calculations needed to fully understand the impacts of the project on neighboring foundations.

3. **The developer did not change the plans submitted to the City to address any of the concerns raised by the neighbors.** The developer fulfilled the requirement to hold a pre-application meeting (technically two, but only because most of the neighbors, including the two adjacent neighbors, were unable to attend the first meeting) with the neighbors, but made no changes to the plan in response to neighborhood concerns. Nor did the developer put up story poles as recommended in the CHNDGs as he said he would do at the neighborhood meeting. At the Pre-Application meeting the developer claimed to know nothing about the CHNDGs, which is evident in the design which disregards key elements of the Guidelines.

[3] Letter from Amy Crain, State Historian II, Regarding Ernest Coxhead House Nomination to the National Register of Historic Places, September 13, 2017.

4. **The project could be scaled back while still allowing for a reasonable profit and achievement of the programmatic goals.** Please see Attachment 3 for an alternative design to achieve this objective.

2417 GREEN DR ATTACHMENT 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?

If the developer were to remodel the home within the existing footprint as shown in the attached drawings of the alternative project, he would have a six-bedroom, 5,279-square-foot home with a two-car garage that could accommodate a large family without significantly impacting the immediate neighbors and larger neighborhood.

This alternative would still allow the developer to make a reasonable profit by developing a large house while also protecting the neighbors by preserving their access to light and air and privacy and the neighborhood by maintaining the mid-block open space. And, unlike the proposed project, this alternative would comply with the RDGs and CHNDGs.

As shown in the attached concept plans, this would permit a 5,279-square-foothome with six bedrooms, four and a half baths, a family room, an exercise room, and a two-car garage.

- The alternative design expands the **garage level** for two cars, an exercise room and a direct stair to the main house. The excavation provides for a four-foot separation between the Kaufman house foundation and property line and the walls of the basement/garage.[i]

- Under this alternative, there is no expansion of the house to the rear, in order to protect the mid-block open space. The Family Room at the **first floor** is below the kitchen and has a nice outlook to the garden. There is also a bedroom at this level.

- The **second floor** looks much like that of the developer's scheme – except there is no walk out deck at this living level to the south facing yard in order to protect the privacy of the neighbors.

- The **third floor** has three bedrooms (one of which is the master) -- perfect for a young family looking to have the bedrooms all on one floor.

- The **fourth floor** has two more bedrooms. The north facing room provides excellent views of the Bay.

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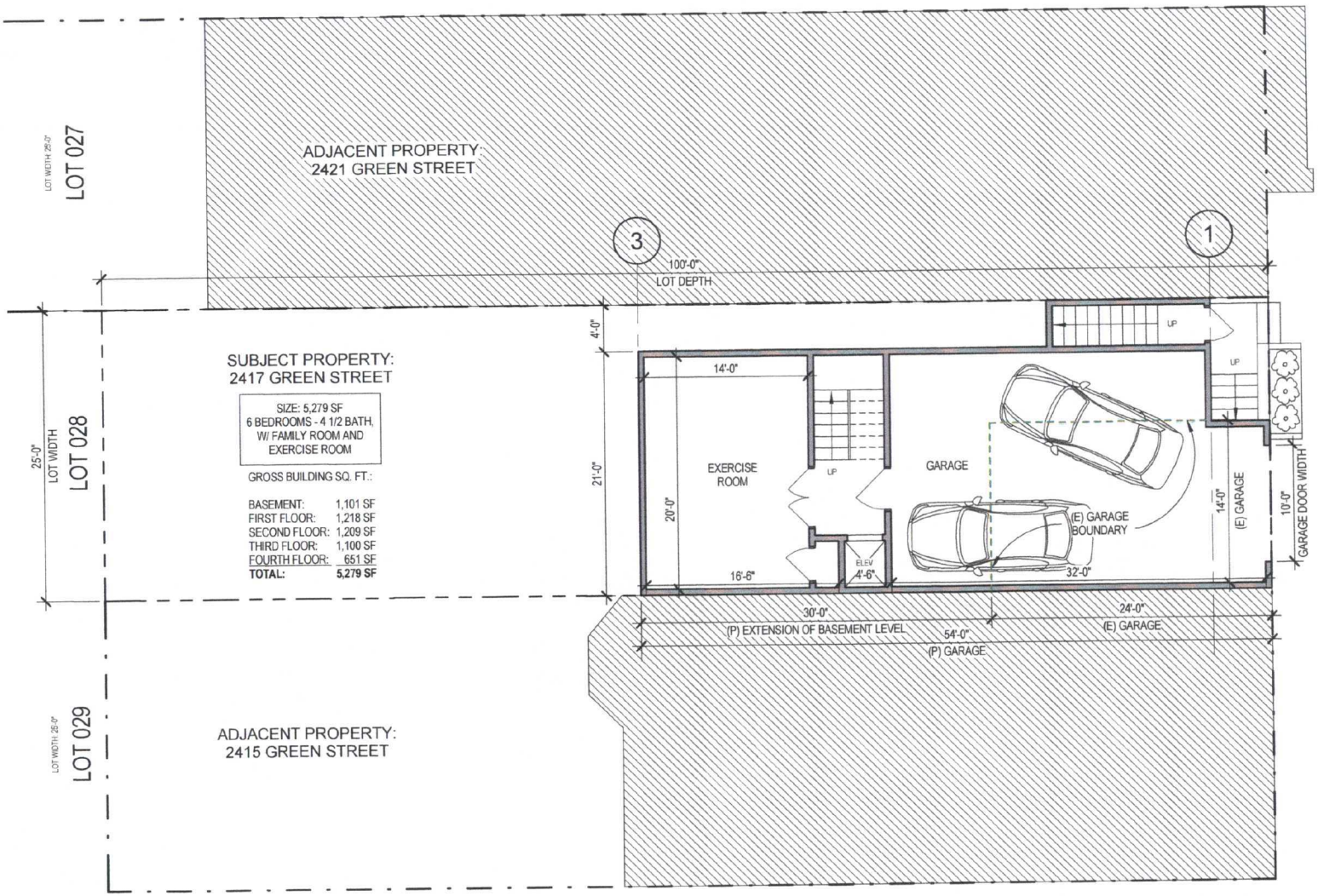
[i] Any construction would be required to ensure protection of the existing foundations and structures at 2415 and 2421 Green Street.

20

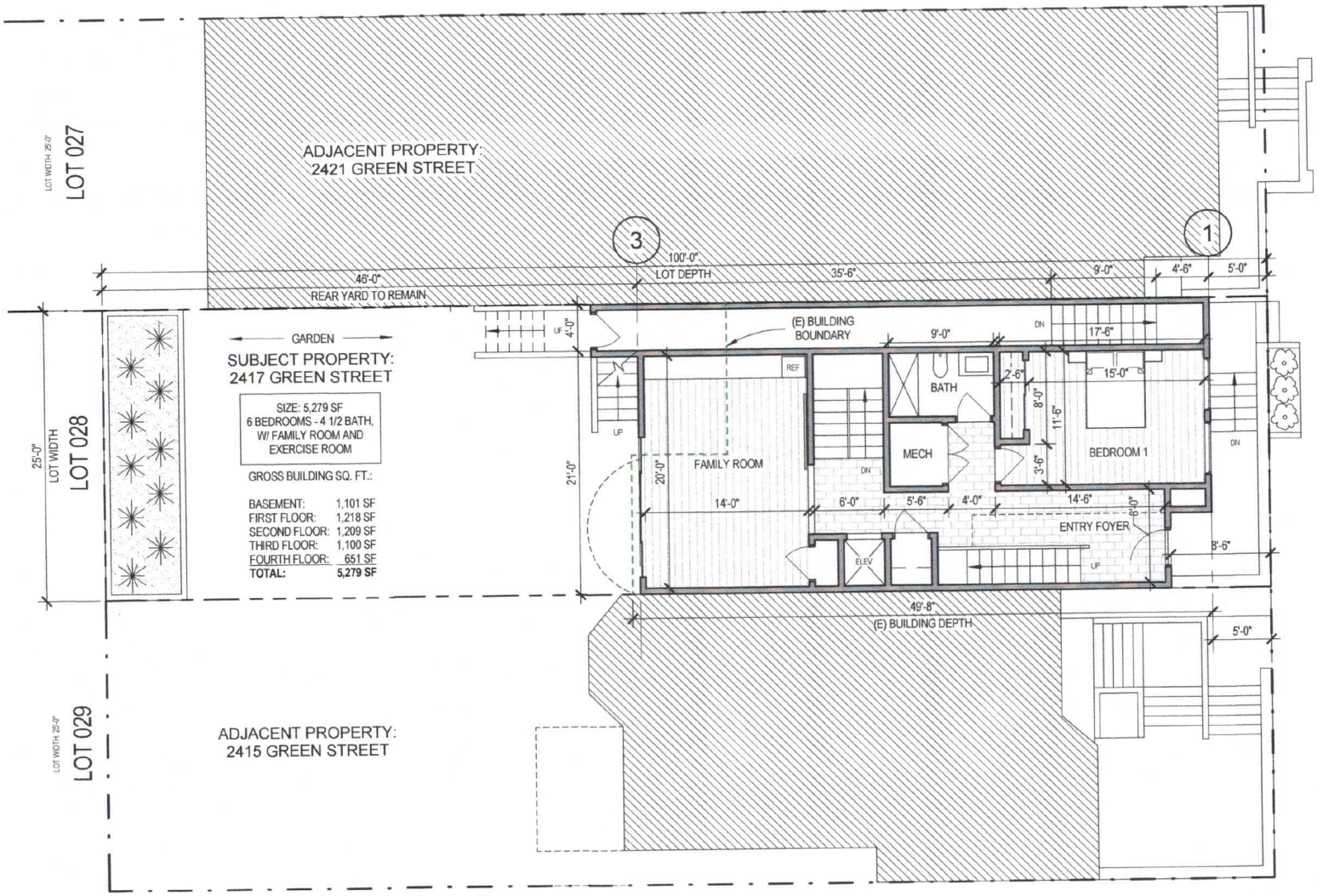


BASEMENT FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET

21

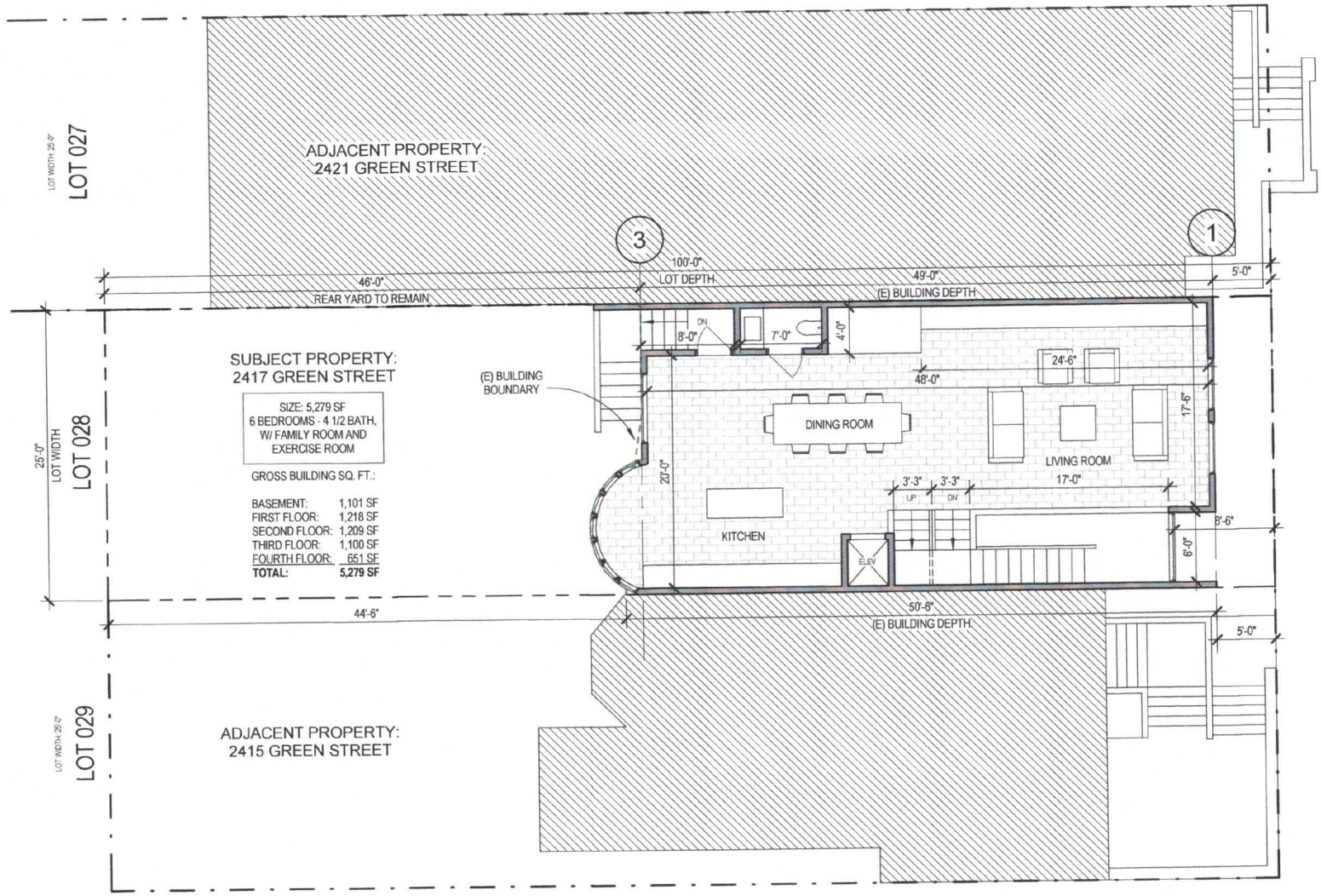


FIRST FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET

22

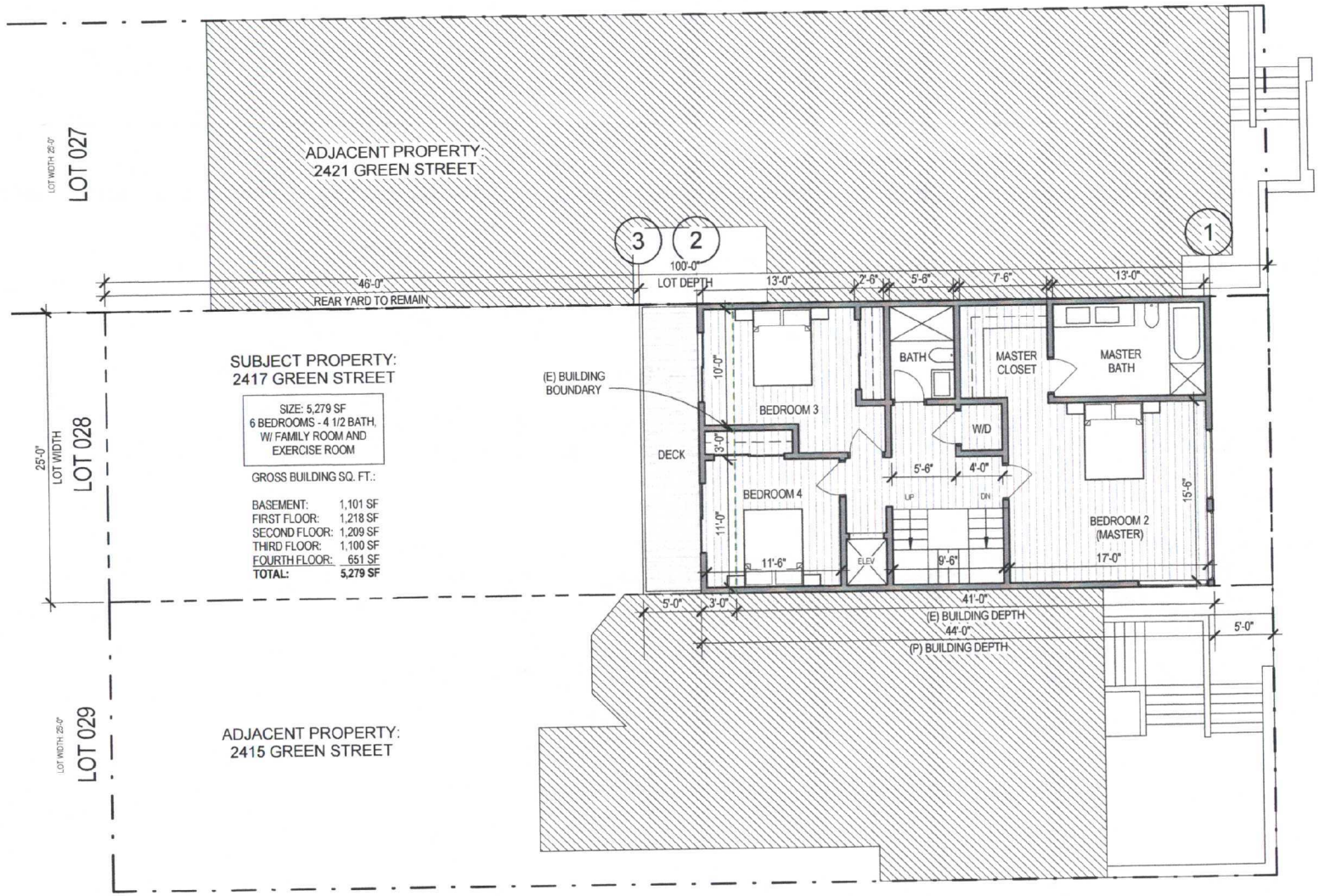


SECOND FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET

23

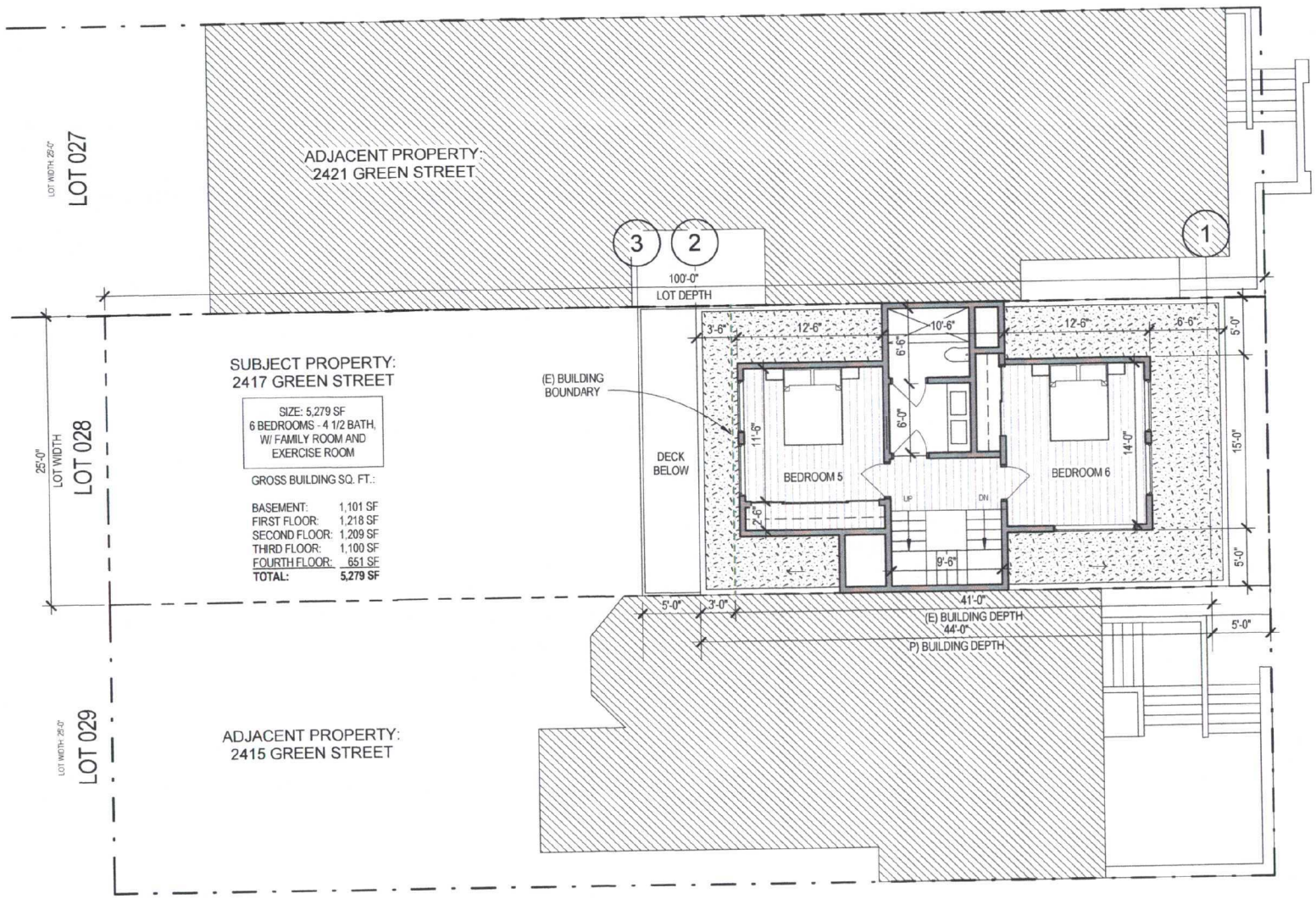


THIRD FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET

24

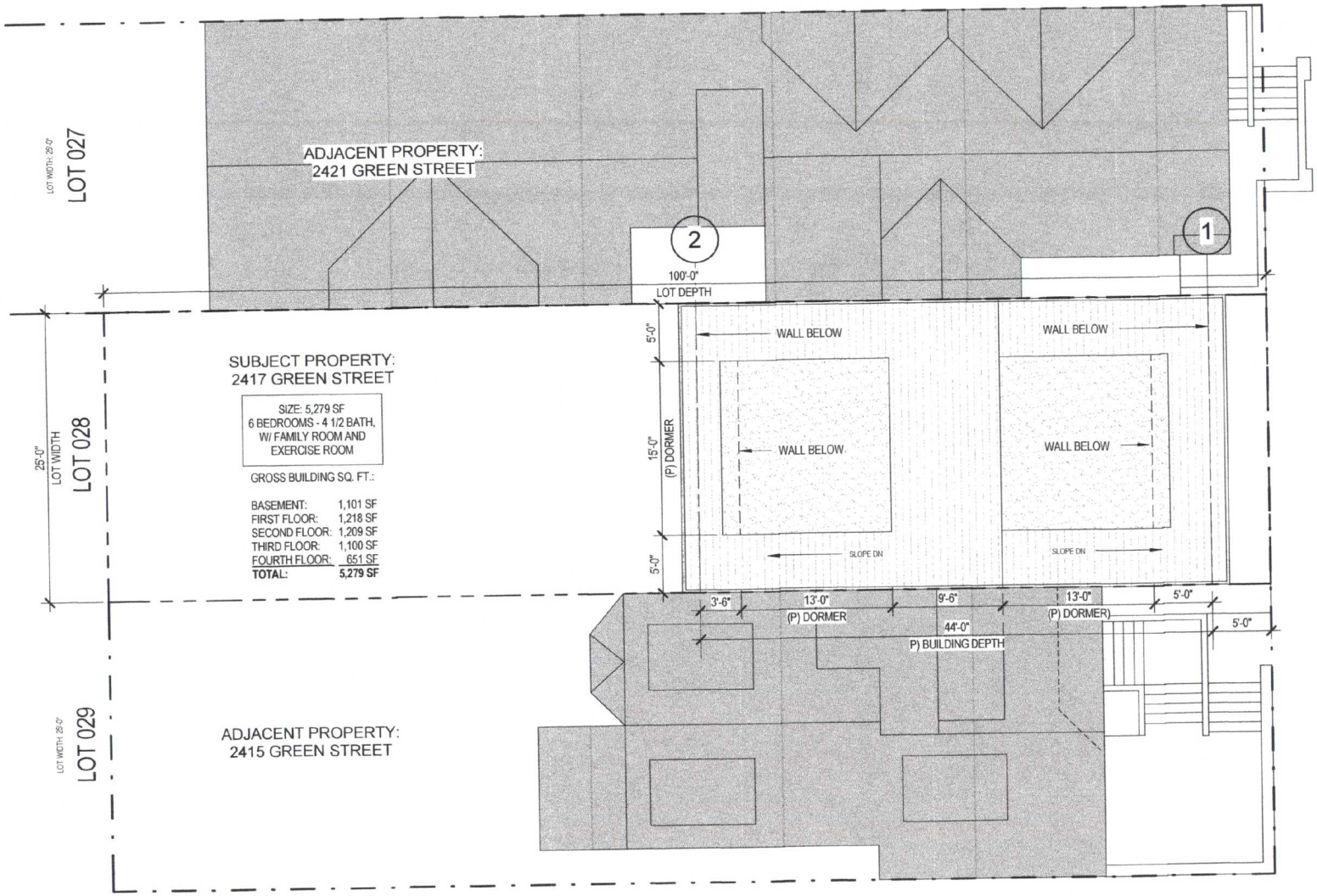


FOURTH FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET

25



ROOF PLAN

1/8" = 1'-0"

2417 GREEN STREET

CASE NUMBER:
For Staff Use only

APPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

DR APPLICANT'S ADDRESS: Carlos and Louise Bea
ZIP CODE: 94123
TELEPHONE: (415)505-0096

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Chris Durkin

ADDRESS: 474 Euclid Avenue
ZIP CODE: 94118
TELEPHONE: (415) 407-0486

CONTACT FOR DR APPLICATION:
Same as Above ☐ Same as Above

ADDRESS:
ZIP CODE:
TELEPHONE: ( )

E-MAIL ADDRESS: louisebea@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 2417 Green Street
ZIP CODE: 94123

CROSS STREETS: Pierce and Scott

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0560 /028	25 X 100	2,500	RH-1/40X	40X

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: Residential

Proposed Use: Residential

Building Permit Application No. 2017.04.28.5244 Date Filed: April 28, 2017

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☒ 1	☐
Did you participate in outside mediation on this case?	☐	☒

1 Christopher May, the assigned planner, was out of the office until 11/27/17, so I spoke with Planner Sara Vellve.

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.

The neighbors met with the applicant on March 30 at a Pre-App meeting. The neighbors requested story poles, which the applicant said he would put up. No story poles have been put up.

The neighbors requested a rear yard extension which would be smaller than 17 feet. This was not changed, The ownealthough the walls on the top floors were changed to be sloped, instead of being vertical.

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.

Discretionary Review Request
For 2417 Green Street
Filed By Carlos & Louise Bea

Question 1.

The Volume and Mass of the proposal is not consistent with the Cow Hollow Guidelines. ("CHG"). The lot is 2,500 square feet. The house with the proposed addition would be 6,114 square feet. This does not appear to be compatible with the surrounding buildings, and is not consistent with the neighborhood character on Green Street. (See CHG 2. Building Envelope. B. Volume and Mass, page 38)

The Rear Yard Extension of 17 feet is not consistent with the Cow Hollow Guidelines, as there is a pattern of rear yard depths creating a common open space; the proposed extension will have a negative effect; and light and air to adjacent properties will be significantly diminished. (See CHG, Section 3, 1 Siting. D. Rear Yards, page 32) (One could argue that the Coxhead House has been intruding on the mid block open space since 1903. But the point of the CHG is to preserve what mid block open space exists. And the houses at each end of the mid block open space are a part of the open space.)

Texture and Detailing. Shingles are specified on the front of the house, and are pictured on the back of the house, but not specified. Shingles on both the front and back of the house would most be in keeping with neighborhood character. (See CHG, Section 3, 4. Texture and Detailing)

Windows. CHG specify that the proportion, size and detailing of windows must relate to that of existing adjacent buildings. The proposed windows do not accomplish this. The widows are too large. Additionally the windows on the left façade appear to be a wall of windows, not at all in keeping with the character of the neighborhood.

Additionally, the windows on the back of the house appear to be a wall of windows on the first, second, and third stories. This is not in keeping with the character of the neighborhood.

I believe that metal or aluminum has been specified for the window casings. Again, this is not in keeping with the neighborhood character. (The owner informed me that he is considering either wood or metal casings, depending upon price and provider. However, I can only go on what is in the plans.)
(See CHG Section 3, 4. Texture and Detailing, and 5B Windows)

Question 2.

The adjacent uphill neighbor of 2417 Green Street is 2421 Green Street, a residence built by the renowned architect, Ernest Coxhead. Coxhead made his home in this residence, with his wife and children from 1893 to 1903. The planned excavation in close proximity to the Coxhead House may well imperil the foundations of this historic house, built before 1893. Also, the proposed rear yard extension will impact light and air to both 2417 Green Street and 2415 Green Street.

The proposed 17 foot rear yard extension would significantly intrude on the mid-block open space, enjoyed by all.

The large walls of windows on the back of the extension would give the neighbors a feeling of loss of privacy.

Question 3.
The solution to the issue of volume and mass and also the rear yard extension issue would be to make the addition smaller.
The solution to the issue of texture and detailing and windows would be to re-design the windows so that they are not walls of windows nor overly large.

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: Carlos Bea

Date: 11/16/17

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

Owner / Authorized Agent (circle one)

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

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	☑
Address labels (original), if applicable	◉
Address labels (copy of the above), if applicable	◉
Photocopy of this completed application	☑
Photographs that illustrate your concerns	▩
Convenant or Deed Restrictions	▩
Check payable to Planning Dept.	☑
Letter of authorization for agent	☐
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)	▩

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: Cooper Date: 11/21/12

From:	Sonal DESAI
To:	May, Christopher (CPC)
Cc:	Barbara Rambo; Dan Heffernan; David and Jessica MacGregor; Goossens tom; jessica macgregor; barbara heffernan; Julie Dowling; mark Lampert; Phil Kaufman; Steven Platzman; Susan Byrd; Walrus and Associates
Subject:	2417 Green Street development project -- Comments
Date:	Thursday, November 09, 2017 2:08:45 PM

Christopher May

San Francisco Planning Dept.

1650 Mission St

Suite 400

San Francisco CA

94103

Re: Permit Application #2017.04.28.5244

Dear Mr. May,

We are the owners and residents of 2427 Green Street, and are writing to comment on the proposed additions to 2417 Green St (permit application #2017.04.28.5244.) We have a number of serious concerns about the project, which seems to be guided by sheer short-term profit maximization with no regard for the neighborhood's history and character. Also, as we are adding our voice to those of many of our neighbors, we will not repeat many of the same details but would like to stress that we fully share the views and concerns they have expressed.

The proposed size, at over 6,000 square feet, appears disproportionate, especially given the relatively smaller size of the lot. This alone would make the new house completely out of character with the neighboring properties.

The project would substantially reduce the green open space that the block currently enjoys between Green Street and Vallejo Street. This midblock green space is a crucial defining characteristic of this area of San Francisco. Sacrificing it for the sake of additional square footage would not only degrade the block, but would also be a terrible example of total disregard for the character of the neighborhood and of the city. We will point out that several residents, ourselves included, have remodeled their residences while taking care to remain within the existing footprint to safeguard the mid-block open space.

On a similar note, the proposal to demolish the original 1906 façade to replace it with a non-descript massive structure shows blatant disregard for the character of the block. Once again, the comparison with the remodeling projects carried out by

others on the block underscores the difference between residents who care about preserving the neighborhood and developers who only care about making a quick profit.

We would also note that the fifth floor addition appears to exceed the 35 ft zoning restrictions; it would bring the new house at a height equal to or greater than the 2421 residence up the hill, whereas the guidelines call for an intermediate height between adjacent residences, to respect the symmetry with the natural slope of the street. That the project simply ignores this fundamental guideline speaks volumes, in our opinion.

While the whole block would be damaged by this project, we are also concerned that some of our neighbors would be affected to an especially severe degree. In particular, the Kaufman residence at 2421 Green Street would have several windows blocked. This is a wonderful historic residence with great charm and character that should be respected and preserved for the benefit of future generations. The Lampert-Byrd residence at 2415 would also be very negatively affected. Both properties would also be at significant risk of structural damage, given the scope of the work envisaged. There is a stream running under the block that has already caused issues during a much smaller project across the street.

Like the project proposed for 2452 Green Street, this is another egregious example of developers attempting to capitalize on rising house prices by maximizing square footage, sacrificing quality, circumventing guidelines and regulations and completely disregarding the character of the neighborhood. We sincerely hope such efforts will be thwarted, in this neighborhood and elsewhere in San Francisco.

Thank you for your attention and for the opportunity to comment.

Marco Annunziata and Sonal Desai

2427 Green Street, San Francisco

415 932 6532

marco.sonal@mac.com

From:	barbara heffernan
To:	May, Christopher (CPC)
Cc:	Barbara Heffernan; Barbara Rambo; Dan Heffernan; David and Jessica MacGregor; Goossens tom; jessica macgregor; Julie Dowling; Marco and Sonal; mark Lampert; Phil Kaufman; Steven Platzman; Susan Byrd; Walrus and Associates
Subject:	2417 Green Street development project
Date:	Monday, November 06, 2017 6:39:56 PM
Attachments:	image010.png image011.png image012.png image013.png

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Dear Christopher May

We are homeowners and residents living at 2423 Green Street two doors uphill and west of the proposed project at 2417 Green Street. We believe in maintaining the character of our neighborhood (Cow Hollow) and we are active members in the Cow Hollow Association and Pacific Heights Residents Association. We are supporting our neighbors who own homes adjoining this proposed renovation.

My husband, Dan Heffernan along with other residents on our block attended the pre-application meeting with the Developer and it was evident that the developer was not willing to address any of the concerns raised by the neighbors attending the meeting. There have been no changes to the plan in response to these concerns. The design of the property is not in keeping with the design guidelines for our neighborhood and block in particular. A question that keeps us very concerned: Is the developer at all interested in preserving the character of Cow Hollow and our 2400 block. We are not a block of oversized houses. Is this just an opportunity to oversize and create a mega-house?

In this email, we will address the residential guidelines as they pertain to the proposed development at 2417 Green Street in **Part 1** and then in **Part 2**, address our personal concerns regarding this development and our experience with planning regarding an extension.
Part 1: There is a distinctive character in our 2400 block. As neighbors, we respect our mid-block open space, our building envelope, our exterior blockface, and most importantly our neighborhood character. I am attaching 2 photographs of the houses on the 2400 side of the street, a steep hill, note the scale of the houses, the character, the design of each house, and the roofline. Starting from the left side of the left photo: 2417, then 2421 and 2423. 2421 and 2423 were designed and built by Ernest Coxhead in 1894 and 1892 respectively. The photo on the right; from the left: 2415, 2417 and 2421.

We have reviewed the Residential Design Guidelines with regard to the design of this project. In reviewing the guidelines, as home owners and residents in Cow Hollow, we would expect that the planning commission would respect the guidelines particularly with regard to the following excerpts that are critical to consider when reviewing the design of 2417 Green Street. I copy some of the text from the guidelines that to us are relevant to this application.

Excerpts from the Design Guidelines that are pertinent.

What is a neighborhood?
In assessing whether the physical characteristics and visual appearance of a building expansion or construction of a new one conserves the existing neighborhood character, neighborhood is considered at two levels:
The broader context. Here the concern is how the building relates to the character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street in which the project is located are particularly relevant.
The immediate context. Here the concern is how the building relates to its adjacent buildings or, in the case of an enlargement, how the addition relates to the existing structure and how the form of the new or enlarged building impacts the adjacent buildings.

What is the Block Face?
The Block Face is defined as the row of facades for the length of one block. The topography of Cow Hollow shows a significant drop from a ridge running along Pacific Avenue; as a result of this the public perception of buildings is not limited to their front facades, but includes the rear facades when visible from lower streets or from public areas. In consideration to this, the Block Face consists of two facets: a) the Exterior Block Face, defined by the row of front facades facing the street, and b) the Interior Block Face, defined by the row of rear facades facing the mid-block

open space.

What is Mid-Block Open Space?
The Mid-Block Open Space is the open area in the center of a block, formed by the sum of the rear yards of the properties within the block. The Mid-Block Open Space in the Cow Hollow neighborhood, contributes to the broader cityscape of San Francisco, particularly when seen from the adjacent neighborhoods, the shoreline, the Bay, and the Presidio. Due to the inclined slopes of the upper parts of the neighborhoods, the rear facades of buildings play a very important role because they contribute to the image of the City, while the vegetation in the Mid-Block Open Space, in general, softens the building edges and creates a balance between nature and the built environment. The Mid-Block Open Space adds to the quality of life for the immediate residents.

Respect or Improve upon the context: Flexibility in Design
In certain neighborhoods, the visual character will be so clearly defined that there is relatively little flexibility to deviate from established patterns. However, in the majority of cases there will be greater leeway in design options. Building patterns and rhythms which help define the visual character should be respected. A street may have a pattern and a rhythm which unify the rows of buildings on either side. A sudden change in this pattern, an over-sized bay window or a blank facade among more detailed ones, for example, can appear disruptive and visually jarring.

Clearly Defined Visual Character
On some block faces, existing building patterns and architectural styles will strictly define the options for new development. A predominant visual character is clear in the strong repetition of forms and building types in the following drawing.

A small deviation in this neighborhood pattern would draw a great deal of attention to a new structure—attention that is damaging to the existing street character, as shown below.

The Lower Elevation Sub-Area of the Cow Hollow Neighborhood consists primarily of single and two-family homes. The Lower Elevation Sub-Area includes the general area bounded by Green, Lyon, Greenwich, and Pierce. The need for consistency of scale in this lower elevation sub-area is a primary focus of these Neighborhood Design Guidelines. The fact that single and two-family residences are interspersed throughout the majority of the neighborhood demonstrates the need for a consistent scale and building dimensions across zones.

Respect the Topography of the Site
New buildings should not disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills and in relation to mid-block open space.

The following drawing shows a harmonious streetscape typical of Cow Hollow, in which the buildings respect the topography and the architectural context, stepping down the hill.

For houses on slopes, (the 2400 block of Green Street is on a steep hill) terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. This terracing is important to adjacent neighbors in block faces with significant slope parallel to the street. Terracing in this arrangement preserves lateral access to light and views. Terracing is equally important to up- and down-slope neighbors located on block faces with slopes perpendicular to the street frontage. Terracing in this arrangement preserves light and views from the front and rear of hillside homes. Many of the hillside homes in Cow Hollow use a reverse plan, with large picture windows at the rear, in their living and dining rooms, while the homes behind and downhill from them are carefully designed to be below the line of sight from the homes above. The strength of this design, which takes full advantage of available views, will be undermined if the relation of the structure to the topography is not respected

In Cow Hollow, within any particular block face, each building is set back from the property line to a similar degree (Portions of the facades are recessed even further creating partial setbacks). The setbacks help to define the transition between the private spaces and public street areas. Landscaping can help soften this transition. Existing patterns of landscaped front setbacks should be retained

Acknowledge Significant Neighboring Buildings

In some cases, a proposed project is adjacent to a historically or architecturally significant building. (2421 Green Street) These structures are often set back from the street or are on wider lots with gardens in front. For these lots, open space can sometimes be even more important than the building itself. The setback treatment should be sympathetic to the importance of the building, its setback and the open space. Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.

Consider:

- *Is there a pattern of rear yard depths creating a common open space?*
- *Will changing this pattern have a negative effect?*
- *Are light and air to adjacent properties significantly diminished?*

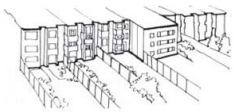
Respect Rear Yard and Adjacent Buildings

Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings.

In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of these the midblock open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.

Finish the Rear Facade and Visible Sides of the Building

The rear of the building, and the visible sides, while not as public as the front of the building, still are in view of the neighboring properties, and often, depending on the topography, of those far beyond. This facade should also be compatible with the character of its neighborhood. The exposed siding of a rear extension should be architecturally finished because of its visual impact on adjacent properties. Exposed plywood, for example, should be considered inappropriate in the Cow Hollow neighborhood, where the majority of the building facades are finished with siding or. stucco



Is this compatible?

Side Spacing (Side Yards)
Spacings are the separations, existing or perceived, between buildings. Side or "notchbacks" between buildings help to underscore the separate nature of each unit and set up a characteristic rhythm to the street scape composition.

- *Is there a pattern of side spacing between the buildings?*
- *Will changing this pattern have a negative effect?*
- *Can a negative impact be minimized by changing the design?*

Respect Spacing Pattern
As with front setbacks, a poorly designed side setback between buildings can strongly impact the neighboring buildings as well as be visually disruptive.

Incorporate "Good Neighbor" Gestures
Often a small side setback or notch can prevent blockage of a neighbor's window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of "good neighbor" gestures should be incorporated into the design

Lateral Lighting, Air and Views
Where side yards exist, new buildings or expansions should be designed so as to preserve these side yards in their entirety and thus to protect the privacy of and light to neighboring buildings. When rear additions impinge on light and air to adjacent homes, setbacks can be used to preserve the extent of light and air intended in the existing design.

Rear Expansions
In attached homes in Cow Hollow, the lack of side yards limits light received by residences and limits the sight lines (air envelope) around the residences. For this reason, attached homes are particularly vulnerable to deprivation of light and air by a neighboring rear expansion. Therefore, it is particularly important in attached homes that the rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures.

Roofline
The roofline refers to the profile of the building against the sky. In the case of Cow Hollow, where steep slopes expose the design, and appearance of the roof of buildings down hill, roofline also refers to the perception of roofs as ween from higher elevations.

- *Is there an identifiable pattern to the rooflines of buildings on the block face?*
- *What choices are there to respond to this pattern?*
- *Can the impact of unavoidable disruptions to the pattern be lessened?*

Respect Roofline Patterns
The style of roofline varies throughout the Cow Hollow Neighborhood from block to block. Many blocks throughout the neighborhood are characterized by distinctive roof types, while others are less consistent. Those blocks that are more consistent require design that is consistent and complementary to the dominant building style. Blocks that are more varied and eclectic require special consideration in order to bring greater harmony or visual interest to the block face. In general, a strong repetition of consistent rooflines calls for similar design for new construction and alteration. As important as the pattern of rooflines seen from the street level, is the perception of the roofs of buildings as seen from higher places. A flat roof, the choice of bright and reflective roof materials, the random placement of skylights, the construction of elevator and stair penthouses, or the design of a bulky roof, can greatly affect the neighborhood character as perceived from higher locations within the neighborhood.

Minimize the Impact of Inconsistent Building Rooflines
The impact of inconsistent building forms should be responded to creatively.
There is likely to be more than one way to address a complex pattern of rooflines. While the design may respond more specifically to one pattern over another, picking up on several patterns may help to tie the streetscape composition together.

Part 2: Our (2423 Green Street) concerns with this proposed design project

1. **The project would reduce mid-block open space**. The project will expand the footprint of

the house 17 feet back into the rear yard, substantially reducing the midblock open space that the neighborhood has enjoyed for so many years and that is protected by key policies of the CHNDs. While many neighbors have remodeled, they have generally stayed within their respective existing footprints and have not degraded the neighborhood's mid-block open space that makes this a special place to live. We ask the developer to do the same. The 6,114 square-foot project could be scaled back substantially and would still provide a sumptuous place to live, well beyond the average size of most homes in the neighborhood.

We (2423 Green Street) are a case in point to illustrate a decision regarding mid-block open space. In 2016, we added a small addition at the back of our home at 2423 Green Street. On 7/23/2014 we held our neighborhood pre-app meeting. There were no objections to the planned and proposed extension. On 8/21/14 the Application went to Sharon Lai at the Planning Department. After several months, we were informed that we had to comply with the neighborhood mid block open space requirements and guidelines. The plans were redrawn and we went from 11 1/2 feet out (our south) to 9 1/2 feet. We had to do this even though it cost us in time, dollars, redesign fees, and reduction in space. I will copy below a section of the document from the Planning Department to our architect, dated Feb 9, 2015. Note the reference to the Residential Design Guidelines. We complied with the guidelines in every respect and would be disappointed if these same standards were not applied to all proposed building projects in our block. The developer at 2417 wants to go 25' out - in a smaller space effectively removing virtually all the mid block open space and creating an adverse effect on the adjoining neighbors.

Notice of Planning Department requirements for the Heffernan extension
February 9, 2015
Lorrin Hill
6573 Shattuck Avenue
Oakland, CA 94609
RE: 2423 Green Street *(Address of Permit Work)*
0560/025 *(Assessor's Block/Lot)*
2014.08.21.4406 *(Building Permit Application)*
Your Building Permit Application #2014.08.21.4406 has been received by the Planning Department and has been assigned to planner Sharon Lai. Sharon Lai has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.
In order to proceed with our review of your Building Permit Application, the following is required:
1. Please note that the subject property is listed as a Category A building, known historic resource and is pending preservation planner review.

NOTE: Revisions to the project may be requested as part of the CEQA review process outlined above. Revisions may also be requested to address the Planning Code, the Residential Design Guidelines and other local ordinances and policies. Based on the plans submitted, the following items are required to proceed with review of the subject Building Permit Application:
2. ***Residential Design Guidelines.*** *The Planning Commission adopted the 2001 Cow Hollow Design Guidelines and in 2003 Residential Design Guidelines in December 2003 to promote design that will protect neighborhood character. All residential permit applications in the RH and RM zoning districts filed or reviewed after January 1, 2004 are subject to these Guidelines. You can download a copy of the Guidelines from our website at http://www.sfgov.org or purchase for $3.00 per copy at the Planning Department office. If you fail to adequately address the following concerns the Department may initiate a Discretionary Review hearing for this project: a. Please limit the horizontal addition to be no deeper than the neighboring building to the east in order to respect the existing mid-block pattern. (RDGs, Pages 25-27, and Cow Hollow RDGs, Pages 28-29).*

2. **The proposed design would detract from the character of the neighborhood**. The developer proposes to demolish the façade of the current shingled style home built in 1906. While the home is not considered to be an historic resource under CEQA, it is attractive and compatible with the neighborhood character and the adjacent historic homes. We are alarmed that the developer is proposing a bulky oversized building of poor design quality when we as home owners and neighbors have always worked together to sustain the design integrity and character of our neighborhood. This new proposed design is massive and totally out of keeping with the character of the houses on the block.

3. **The project is over-sized for the lot**. The developer appears to be guided by maximization of profit at the expense of the neighbors. The proposed design is a 6,114-square foot house on

a 2,500-square-foot lot, at expense of midblock open space. This is inconsistent with the character of the neighborhood and is a departure from existing residential design guidelines.

In summary, there is an alarming trend in Cow Hollow: developers purchasing, demolishing, rebuilding, and expanding residential properties regardless of impacts to midblock open space, exterior blockface or the character of the neighborhood. Our street is typical of the character of Cow Hollow, and homes have been cared for and renovated with the intent of preserving that character. Within our block (#0560) there are 11 historic houses identified in the City Survey including a City Landmark, the Casebolt House as well as the houses at 2423 and 2421 Green Street designed by Ernest Coxhead. Many of us have lived on this block for over 20 years, and have updated our homes in some ways over the years. These renovations have been done maintaining the original footprint of the homes as well as maintaining exterior historic character (façade, setbacks, windows, roof lines, rear, yards, etc.)

We look to the SF Planning Department to be consistent in its decision regarding open space, mid block open space, size and mass of proposed development, maintaining the character of neighborhoods, and following the Residential Design Guidelines as referenced in our 2423 Green Street permit process in 2014.

Regards,

Barbara and Dan Heffernan
2423 Green Street
San Francisco CA 94123

From:	Richard Drury
To:	May, Christopher (CPC)
Subject:	2417 Green Street
Date:	Tuesday, October 10, 2017 1:58:17 PM
Attachments:	D1.0.pdf A3.1.pdf A1.0.pdf Env. Eval 2417 Green - Durkin.pdf Maher Map Close up.pdf

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Dear Mr. May:
I am just left you a voicemail message concerning a proposed project at 2417 Green Street. I am representing Philip Kaufman, who lives at 2421 Green Street, which is immediately adjacent to and uphill from the project. I understand that the city is considering issuing a permit for the foundation work for the proposed project. We would object to any permit issuance unless and until the entire project is reviewed for design review, California Environmental Quality Act ("CEQA"), Maher Ordinance and all other applicable review. The foundation should not be piecemealed and allowed to proceed while the entire project has not been subjected to review.

The project drawings make clear that the foundation is an integral part of the project, which involves a rear yard expansion of over 20 feet. The current garage is a small one-car garage of 337 square feet. (See, D1.0 Attached). The proposed garage would be almost 1000 square feet (995 SF), and would accommodate 3-4 cars. (See, A1.0 Attached). This is clearly not a repair and replacement of an existing garage, but rather a major expansion. According to the environmental evaluation, the foundation work would require 408 cubic yards of soil removal and would involve excavation 13 feet below grade. (See attached environmental evaluation). This is particularly concerning since the site is listed on the City's Maher Map of potentially contaminated sites, so soil disturbance could expose residents to hazardous materials. (Maher Map attached). Furthermore, since the site is on the Maher Map and would involve much more than 50 cubic yards of soil removal, CEQA review is required, and the CEQA exemption is improper.

The proposed foundation work threatens to undermine the integrity of the adjacent historic home at 2421 Green Street, which was constructed in 1893 by noted architect Ernest Coxhead. The home sits on a brick foundation that could be undermined by the proposed foundation work. The section 832 notice provided appears to be inaccurate since it describes an excavation of 8 feet below grade, while the environmental evaluation states that the excavation will be 13 feet below grade. Of course, when the excavation exceeds 9 feet, a different and more protective regulatory regime and notice is required. Also, the slope of the property exceeds 20% and the excavation will be more than 50 cubic years (408). Therefore the CEQA exemption is improper.

Under CEQA, the project may not be piecemealed. The City may not allow the foundation work to proceed while the remainder of the project has not completed CEQA review and appeals. The project drawings make clear that the proposed foundation is an integral part of the project. The environmental evaluation describes the foundation work as part of the overall project. The city's categorical exemption describes the foundation work as part of the overall project (attached). The project drawings clearly show the foundation as being part of the project. (See A3.1, attached). Furthermore, the foundation work includes the massive garage expansion and also a "garden wall." The project drawings make clear that the so-called "garden wall" is actually the foundation of the proposed rear yard expansion, which will sit on top of the garden wall. (A3.1). This foundation (garden wall) extends well beyond the existing building footprint, and will support an expansion that extends well beyond the existing building envelope and footprint.

In short, we urge the city not to issue a permit for the foundation work unless and until the entire project is reviewed for design review, CEQA, zoning compliance, and Maher Ordinance. We urge the city not to withdraw the stop work order that was recently issued. Please call or email concerning this matter. Thank you.
Richard Drury

--
Richard Drury

Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
(510) 836-4200
richard@lozeaudrury.com

From:	MacGregor, Jessica
To:	May, Christopher (CPC)
Cc:	Dan Heffernan (heffassoc@gmail.com); David MacGregor (davemacgregor@yahoo.com); tagoossens@yahoo.com; Barbara Heffernan (bjhassoc@comcast.net); julie@dowling-studios.com; platzman@addisonfinearts.com; sbyrdsf@yahoo.com; xiaomu@aol.com
Subject:	2417 Green Street
Date:	Friday, December 22, 2017 12:10:39 PM

Christopher May
San Francisco Planning Dept.
1650 Mission St
Suite 400
San Francisco CA
94103

Permit Application #2017.04.28.5244

Dear Mr. May:

We are writing to comment on the proposed additions to 2417 Green St (permit application #2017.04.28.5244.) We live across the street from this home and have serious concerns about the proposed plans.

The proposed project at 2417 is very large (6,114 square-feet). As a result, the project is far in excess of a 1.2 Ret-FAR. We understand the Planning Department and all neighborhood residential groups support this standard. The massive structure on a small lot is inconsistent with the character of the block. This is contrary to Cow Hollow Residential Design Guidelines.

Most of the new square-footage is added through an expansion to the rear of the building. The proposed project's expansion into the rear yard fails to preserve mid-block open space. This is yet another way in which it is inconsistent with Cow Hollow Residential Design Guidelines. Even worse, its failure to adhere to this guideline impinges upon numerous historically significant homes.

The rear-yard expansion also fails to respect the adjacent neighbors' air, light and privacy. This is especially egregious in the case of 2421 Green, the Kaufman residence. 2421 is one of two historically significant Coxhead homes on our block. It was built long before 2417 and has an East-West orientation. The proposed large expansion into the rear of 2417 would block many of 2421's east facing windows, impinging significantly on light, air and privacy. The Lampert-Byrd home is similarly affected.

Finally, the top level of the building is higher than the 35 foot zoning limit. The sponsor did not average the roof height between the adjacent buildings, as required under Cow Hollow Guidelines. This is another way in which the proposed plan produces massing out of scale with our neighborhood.

We moved to the 2400 block of Green Street in 2012. As parents of young children, one of the primary reasons we chose this block was because the homes were designed to ensure mid-block open space. We believed Cow Hollow Residential Design Guidelines would preserve this unique feature of our neighborhood. Indeed, we and many of our neighbors have

remodeled our homes, consistent with those Guidelines. We listened to our neighbors' concerns and took steps to respond to them. As a result, none of the remodeling projects, including our own, drew objection.

Thank you for your careful review of these important issues.

Happy Holidays.

Jessica Rudin MacGregor and David MacGregor
2460 Green Street
San Francisco, CA 94123

From:	susan byrd
To:	May, Christopher (CPC); Lindsay, David (CPC)
Cc:	Ggwood2@gmail.com; chaboard@cowhollowassociation.org
Subject:	2417 Green Street, Christopher Durkin Project
Date:	Friday, September 29, 2017 2:57:32 PM

Dear Mr. May and Mr. Lindsay:

As adjacent neighbors, we write to you with continued concerns about the developer Christopher Durkin and his proposed project at 2417 Green Street.

As Mr. Lindsay will recall, on March 30th, Mr. Durkin held a pre-application meeting which was attended by a large number of the local neighbors (Mr. Lindsay was helpful in getting this meeting scheduled with the developer and architect on a date when neighbors could actually attend). At that meeting we learned that the proposed project for the 1907 home at 2417 Green Street was massively out of scale with the neighborhood homes (particularly filling up all of our "shared" beautiful green open space and gardens to the rear). The project is not only physically inappropriate for SF Residential Guidelines, amazingly thoughtless regarding air/light/green space and neighbor's homes, it is also glaringly inconsistent with the Cow Hollow Association Guidelines. The project has three immediate adjacent neighbors and one on each side "one removed": Each of these five homes is historic in nature: a Victorian, two Ernest Coxhead homes, the registered historic Casebolt Mansion, and an Edwardian English Cottage with gardens. Somehow this is not being taken into consideration by the developer and the city planning department to date.

At the Pre-App meeting (also attended by a CHA representative) we as neighbors voiced our concerns and requested that Chris Durkin consider a second plan which would stay within the footprint of the current home and take CHA guidelines into consideration. He suggested that was not going to happen, the meeting ended on a sour note, we never heard more. We also never heard more from the CHA representative there taking notes. As adjacent neighbors we decided we would need to hire an attorney and a planning consultant to actually and truly represent neighborhood interests.

We recently asked Chris Durkin to provide plans that we and our attorney could review. We were told we would need to go to Durkin's attorney's office (Zacks) to view the plans. What was made available were not the actual/stamped plans, it was a waste of time and a joke. Then, we learned last week that Mr. May and others at the RDAT meeting recently held a "15 minute review" of the developer's plans and have deemed them to be "consistent with the RDG's." It was suggested by Mr. May that it would be now up to us as neighbors to file for a DR.

We were shocked to learn that this inappropriate residential development plan (with documented neighborhood concerns) was "moved" so quickly through this RDAT process. We ask you, Mr.May, would your family consider a "15 minute review" sufficient if this building were proposed next to your home? We also ask, where is the advocacy of the CHA, where is the collaboration between neighbors and city planning we are supposedly all working toward, where is the support from planning for such cooperation so that neighbors aren't forced to hire attorneys and file DR and other legal action?

Please make note:
Without apparently proper permit process,
1. Chris Durkin has built a work shed the length of the building at 2417 Green Street, which (a) is obstructing the side walk and (b) would indicate work on an excavation project much larger than was being described in the plans for the current one car garage. Inappropriate excavation will have dire consequence on the upside neighbor's home.
2. There has been a tree removal at the front of the property, on the sidewalk. We are under the impression we as a city are busy planting trees, not ripping them out, and we would like to know which permit/office was consulted for the tree removal
3. There was a work permit issued and posted at 2417 Green on the work "shed" for (a) 9/6/17-12/06/17, permit m831527; (b) Notice of Violation/Stop all work, signed by senior Planning Inspector yesterday on 9/28, due to complaint #201708032; (c) newer 10/2/17- 04/02/18 notices, same work permit #, placed last night by Durkin, after the NOV notice was posted.

We would like to ask Planning Department Officials sooner rather than later to flag this case! We are concerned about the nature and the pace of this case and are wondering how it is possible that it is being moved along so quickly without adequate review and apparently conflicting facts.

We are also copying here Geoff Wood and the Board President of the Cow Hollow Association, Lori Brooke. Mr. Wood, as the CHA zoning representative, was unable to attend the March 30 Pre-App meeting but sent instead Nancy Levens; in his email of 3/29 : " I am unable to attend the meeting tomorrow at 2417 Green but did attend the first meeting held on the 16th so am familiar with the project. Nancy Levens will attend for the CHA and will be forwarding on to me any concerns you and other neighbors have with the proposed project to date, and also any measures that the architect and owners offer to mitigate those issues." We are concerned there has been no follow-up and ask that the CHA become advocates alongside us and all neighbors for the CHA guidelines, which we as a neighborhood refer to in all our communication, but the developer Chris Durkin appears to have no knowledge of as he rolls out the plans for adding a massive home to the neighborhood. How can we all do this better?

We are hoping as long time residents of a beloved and historic San Francisco neighborhood we can all work towards environmentally appropriate building and "greening rather than demeaning" ALL of our city neighborhoods. San Francisco is special for a reason--because we all love it and wish to protect its beauty and character.

Thank you,
Susan Byrd
Mark Lampert
2415 Green Street

Sent from my iPad

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From: xiaomu@aol.com
To: May, Christopher (CPC)
Cc: richard@lozeaudrury.com
Subject: 2417 Green Street
Date: Tuesday, September 26, 2017 2:32:01 PM

Dear Christopher May,

I have lived with my family at 2421 Green Street for 28 years.

I understand that you have not identified any issues with the major expansion proposed for 2417 Green Street (plan set dated 4/28/17) and will be issuing the 311 Notice very soon. This project is moving very quickly. I am concerned with both the pace and nature of this project.

Noticing and work on the foundation has already begun. Although the permit issued by DBI is stated as “partial deteriorated basement wall and foundation replacement with new landscaping site wall at backyard,” it seems that due to the extensive nature and estimated cost of the work ($100,000) that this work may be or the proposed expansion, not repair simply repair and replacement work.

The project sponsor held two pre-application meetings in the spring (Most neighbors were unavailable for the first meeting, so a second meeting was held.) Although we requested that the project sponsor revise the design to be consistent with the Cow Hollow Neighborhood Design Guidelines (which he claimed to know nothing about) and meet with us again, he did not agree to do so. He also told us that he would consider putting up story poles and has not done so.

I oppose the project as currently designed and hope that you will reconsider letting this project proceed and instead require that it be revised to be compatible with and at a scale that is consistent with the density of the neighboring homes and consistent with the Residential Design Guidelines and Cow Hollow Neighborhood Design Guidelines.

A. **The project is inconsistent with many key San Francisco Residential Design Guidelines and Cow Hollow Neighborhood Design Guidelines**. Here are just a few of the many important design principles and guidelines that the project disregards:

- 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. (RDGs, page 11)

- GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties. (RDGs, page 16)

- GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings. (RDGs, page 23)

- The key issues for the Cow Hollow neighborhood are preservation and enhancement of the neighborhood character as perceived from the block face as well as the rear facades of buildings, which includes enjoyment of the mid-block open space. Respect Rear Yard and Adjacent Buildings. Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings. (CHGs, pages 2 and 29)

- Respect Spacing Pattern. As with front setbacks, a poorly designed side setback between buildings can strongly impact the neighboring buildings as well as be visually disruptive. Proposed projects should respect the existing pattern of spacings between buildings.
- (CHGs, page 30)

- Compatibility of Volume and Mass. The volume and mass

of a new building or an addition to an existing building must be compatible with that of surrounding buildings. Corner buildings need to show mass and volume more clearly than mid-block buildings and therefore need special attention. (CHGs, page 34)

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B. **The project is significantly out of scale with the neighborhood**. The project sponsor claims that he needs to demolish (under Planning Code Section 317) the existing 4,455 square-foot, three-bedroom home to make room for his family. The project would add 1,659 square feet to the house, 662 of which would be for the garage. (There would also be a 458 square-foot front roof deck added on the top floor.) The current Floor Area Ratio (FAR) on site would increase from approximately 1.78 to 2.44. (Or, 0.70 to 2.44 based on current records shown on the City's property Information database.)

The relative FARs are important, not only as an indicator of the negative impacts on the neighbors and the degradation of the neighborhood character, but the Planning Department staff has recommended using FAR as an indicator of projects requiring additional review by the Planning Commission.

The Department is recommending changes to the Planning Code 317 controls adopted in 2008 that were "created with the intent to retain existing housing stock, presumed to be more affordable and more in keeping with the neighborhood character" because these controls "lack clarity, increase uncertainty, and do not achieve their initial policy goals." (Source: Memo to the Planning Commission, Update to the Tantamount to Demolition (Section 317) Changes, Elizabeth Watty, June 1, 2017)

Planning is proposing to replace the demolition thresh

holds with “controls for the RH Districts that use a Floor Area Ratio metric as a trigger for requiring a Planning Commission hearing, whether a project is an alteration or demolition.”

The FAR trigger in the RH-1 District is recommended to be **1.2**, a measure that the proposed project *far exceeds*. The June 1, 2017 memo states that “In determining whether a project that exceeds the base FAR should be approved by the Planning Commission, they would have to consider the following criteria when granting an exception to the base 1.2 FAR:

1. high-quality architectural design;
2. contextual and compatible building siting, orientation, massing, scale, and fenestration pattern;
3. compatibility with surrounding density;
4. family friendly units;
5. whether existing units have been reconfigured, and if they have, whether the redesign results in a family-friendly layout; and
6. access to and quality of open space.”

Below is a comparison of the FARs of the proposed project and the surrounding residences. Clearly, the project proposes a development intensity that is wholly inconsistent with the scale of the neighborhood. (Current FARS are based on information available through City records.)

- **Proposed Project 2.45**
- 2458/2460 Green 1.20
- 2440/2442 Green 1.05
- 2421 Green 0.79
- 2415 Green 1.07

Moreover, there is nothing remarkable about the project that would justify such an extravagant exceedance of the threshold

FAR. This is a speculative single-family home that would far exceed the average development intensity and home size in the neighborhood, all at the expense of the neighbors.

C. **The project does not respect and is not compatible with the adjacent homes**. The proposed insensitive siting, orientation, massing, and scale and will significantly affect us and even more, 2421 Green the neighbor adjacent and to the west of 2417 Green. The historic Ernest Coxhead home at 2421 Green, will be particularly harmed by this project as proposed due to the unique east-west orientation. The project would block the majority of the windows that provide light and air and substantially compromise the livability and ventilation of 2421 Green.

Thank you for your time and consideration of my comments.

Sincerely,

Philip Kaufman
2421 Green Street
San Francisco, CA 94123

From:	Louise Bea
To:	May, Christopher (CPC)
Subject:	2714 Green Street. Permit Application No. 2017.04.28.5244
Date:	Friday, November 10, 2017 12:19:00 PM

Dear Mr. May,

I am writing on behalf of myself and my husband, Carlos Bea. We are at 2727 Pierce Street, and share a back yard property line with 2714 Green Street.

We will probably be filing a DR, but I wanted to discuss it with you. I will call you when you return next week.

In the meantime, I have a few questions:

Can you please give me a referral for a mediation group?
What is the cost of the filing of a DR?
I will be out of town starting Wednesday November 15. The DR application states that the DR must be submitted in person. Am I not allowed to mail it in?

Thank you very much.
Louise Bea

From:	imhof3
To:	May, Christopher (CPC)
Cc:	"Ellen McLean"
Subject:	Comment on 2417 Green Street Permit Application 2017.04.28.5244
Date:	Monday, October 30, 2017 10:24:31 AM
Attachments:	Comment letter on 2417 Green St proposed renovation Oct 29th.pdf A pair of Coxheads ed.pdf

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Mr. May:

Please find attached my comments as an on the block neighbor to the proposed expansion of 2417 Green St. I also include a recent article from the 'New Fillmore' newspaper on several historic homes adjacent to the proposed development.

Thank you for your consideration.

Anthony Imhof
2409 Green St
San Francisco 94123
415 317 4657

From:	Julie Dowling
To:	May, Christopher (CPC)
Cc:	Steven Platzman (platzman@addisonfinearts.com)
Subject:	Permit Application #2017.04.28.5244
Date:	Monday, November 06, 2017 3:33:20 PM

Christopher May
San Francisco Planning Dept.
1650 Mission St
Suite 400
San Francisco CA
94103

Permit Application #2017.04.28.5244

November 6, 2017

Dear Mr. May,

I am writing to comment on the proposed additions to 2417 Green St (permit application #2017.04.28.5244.) As a neighbor directly across the street at 2450 Green St, it is my opinion that the proposed massive expansion of the existing residence is completely out of character with our neighborhood.

When viewed from the Street, the top level is higher than the 35 ft. zoning allows. The Cow hollow guidelines call for keeping a median height between three like adjacent residences. This proposal does not follow those guidelines**.** I strongly recommend rejection of this fourth (fifth) floor addition which produces a streetscape mass which is not in scale with our neighborhood.

I am also aware that the proposed rear yard extension will impact the lot line windows of the adjacent 'Coxhead designed house' at 2421 Green St. This is a historic residence with significant architectural features that are 120 years old. The Coxhead design should ideally be preserved and unchanged.

As an architect, I chose to live in this neighborhood for it's residential scale and character and I am concerned that the recent proposed projects are going to undermine this very special street. I too remodeled my home in 2012, and I understand a property owner has the right to do so, but I was able to arrive at a workable solution that did not involve the expansion of the envelope which would have negative effects on my neighbors. As a result, I had full support from my neighbors.

Thank you for your time and consideration.

Julie Dowling and Steven Platzman
2450 Green St
415 519 1357

Julie Dowling, AIA

DOWLING STUDIOS
2448 Green Street
San Francisco, CA 94123

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Thomas A. Goossens
2425 Green Street
San Francisco, CA 94123

Mr. Christopher May
San Francisco Planning Dept.
1650 Mission St.
Suite 400
San Francisco, CA 94103

December 4, 2017

RE: Permit Application # 2017.04.28.5244

As residents of 2425 Green Street, we stand with our neighbors in staunch opposition to the building project currently under review for 2417 Green Street.

The architect's rendering pertaining to this permit lays out plans for a single-family mega-house wholly out-of-scale with its surroundings. Given the small building lot, this 6,000 sq. ft. undertaking becomes possible only by encroaching on prized open space within the block and by adding a 5th floor that will create a visual disruption to the height symmetry of our street. For the neighbors, particularly the adjoining neighbors, the prospect of a McMansion getting shoehorned into a modest lot is like having a late-arriving sumo wrestler take the middle seat next to them on an airplane.

The proposed new construction accomplishes nothing for any interested party except the developer, who stands to maximize his investment return by building and then selling the largest house possible under permit. Neighbors gain nothing. We stand to lose green, open space, light, views and a street symmetry all of which have made our neighborhood unique and a source of pride. For us, the project gravely compromises the character of our neighborhood and our quality of life. Finally, the city in this building project merely swaps one single-family taxpayer for another.

In our view the greater good in this situation is served by denying the permit application and finding in favor of the neighbors. Thank you.

Sincererly,

Thomas A. Goossens and Barbara L. Rambo

REUBEN, JUNIUS & ROSE, LLP

June 27, 2018

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2417 Green Street
Brief in Support of the Project
Planning Department Case No. 2017-002545DRP
Hearing Date: July 12, 2018
Our File No.: 7696.05

Dear President Hillis and Commissioners:

Our office is working with Chris Durkin ("**Project Sponsor**"), owner of the property located at 2417 Green Street ("**Property**"). The Property is occupied by an outdated home, much in need of a renovation and floorplan upgrade, like many of the homes on this block. The Project Sponsor proposes a clean, understated update of the home's architectural design, a reprogramming of the floorplan layout, a rear addition, an overall height reduction of 2 feet, and an approximately 1,000 square-foot increase in floor area, all of which will be allocated to a new accessory dwelling unit ("**ADU**") in a neighborhood that sorely needs such alternative housing options (the habitable floor area of the main residence will be decreased from 4,118 square feet to 4,092 square feet) (the "**Project**"). Renderings and architectural plans are attached as Exhibit A.

The two adjacent neighbors (2421 Green Street and 2415 Green Street) and the owner of the 2727 Pierce Street (the Casebolt House, City Landmark No. 51, adjacent to the Property to the rear), have filed applications for discretionary review ("**DR**") of the Project. We respectfully submit that the DR requests should be denied and the Project approved as proposed for the following reasons:

- The California Environmental Quality Act ("**CEQA**") claims of the DR requester 2421 Green Street, citing potential impacts to the historic character of his home (an acknowledged historic resource known as the Coxhead House), his home's foundation and structural integrity, and potential site contamination, have been fully analyzed and found lacking any merit by the Planning Department's revised Categorical Exemption ("**CatEx**"; Exhibit B). Staff issued the revised CatEx following the DR requester's appeal of the original Categorical Exemption to the Board of Supervisors. The appeal was largely a political performance that had no legal or public policy merit, as confirmed by the subsequent issuance of the revised CatEx. In particular, the CatEx establishes that the Project has no impacts on the

historic character of the Coxhead House or the Casebolt House in any way. The CatEx concluded that the proposed rear addition, while visible from the property line windows of the Coxhead House, which are unprotected by Code, is set back far enough that it would have no impact on those windows. (See also massing diagrams, Exhibit A, Sheet A0.42b.) The DR requester misleading claims that 23 "windows" are "blocked," but they are referring to window panes. The reality is that only 2½ windows are in some way affected, one of which is a storage space. (Exhibit A, Sheet A3.4.)

- The DR requester at 2415 Green Street uses inaccurate, if not deceptive, numbers concerning existing FAR's in the neighborhood to argue that the Project is too big. The DR requestor uses the City Assessor's numbers for existing building floor areas, which numbers are commonly known to be lower than the actual floor areas, for all of the neighborhood properties except the Project, making the Project appear to have a much larger FAR than the other properties in the neighborhood. This is simply not true. This neighborhood is characterized by very large three- and four-story homes and the Property's FAR is similar to, if not smaller than, the other properties in the neighborhood, as confirmed by the Residential Design Advisory Team ("**RDAT**"). (Exhibit C.)

- The DR requesters describe the rear extension as 17 feet deep, but this too is misleading. The rear extension is 17 feet only at the lowest level, which is largely below grade and has no impacts on adjacent properties. At the second and third levels the rear extension is less than 12 feet, which is the average between the two adjacent properties as called for by the Residential Design Guidelines, and is still 5 feet from the required rear setback line. The rear extension also is set back on the sides 3'-9" from 2421 Green Street and 3'-5" from 2415 Green Street to reduce impacts, and the roof has been pitched to reduce massing. The Project Sponsor will remove the side window that the 2415 Green DR requester states looks into their bedroom. A shadow study shows that shadow impacts will be very limited and only late in the afternoon, due to the significant shading already caused by the very large home at 2421 Green. (Exhibit D.)

- The Project's impact on the mid-block open space is minimal, if that. The Property's depth is unusually shallow (100 feet) and the mid-block open space is naturally preserved due to the large open lot (15,000 sq. ft.) housing the Casebolt House, located behind the Property. The Project's proposed new rear wall is less deep than most homes on the block, and the second and third floor are 5 feet short of the required rear yard line. If the Property extended to the mid-block line, as do most properties, the Project's rear yard would be more than 45 percent. (Exhibit E.)

- The Project Sponsor has made exhaustive attempts to negotiate with the adjacent neighbors, and held two neighborhood pre-application meetings. The 2421 Green DR requester will not negotiate and repeatedly stated that he would accept no expansion in any way of the existing building envelope. Story poles were installed

at the neighbors' request. The Project Sponsor has made numerous revisions to address the neighbors' concerns, including the side setbacks and sloped roof of the rear extension described above, and the following:

- Garage expansion pulled away from foundation of 2421 Green by up to 7 feet;
- Reduced size of windows on front and rear facades to ensure compatibility with neighboring homes;
- Changed trim of windows from aluminum to dark wood;
- Incorporated wood shingle siding for neighborhood compatibility;
- Agreed to work with neighbor at 2415 Green and provide plantings of their choice at east side of rear addition to minimize impact of addition wall; and
- Offered to pay for brand new foundation for owner of 2421 Green along shared property line.

- For all of these reasons, Planning staff and the RDAT found the Project consistent with the Residential Design Guidelines and the Cow Hollow Neighborhood Design Guidelines, and recommend approval of the Project as proposed The RDAT concluded that:

"The project appropriately respects the topography and the architectural context, preserving the stepping down the hill along Green Street. The proposed rear addition averages between the rear walls of the adjacent buildings and massing is reduced on upper levels, maintaining privacy as well as access to light, air and midblock open space. Volume and massing of the addition is consistent with Cow Hollow Neighborhood Design Guidelines."

As such, we submit that no exceptional or extraordinary circumstances have been established that would justify the exercise of discretionary review and modification of the Project.

A. PROJECT DESCRIPTION

The proposed Project adds approximately 1,000 square feet of floor area to an existing 4,118 square-foot home, in a neighborhood of very large homes. All of this additional floor area will be allocated to a new ground floor ADU. The floor area of the existing unit is decreased by approximately 25 square feet. A fourth floor is added, but the overall height of the building is lowered by 2 feet.

A rear addition is proposed, with the lower level largely below grade, and a second and third floor above, set back 5 feet from the rear. The second and third floor extend only 6'-8" beyond the 2415 Green rear wall, and are 21' short of the 2421 Green rear wall. The addition is 4'-6" lower than the height of 2415 Green, and 12'-6" lower than the height of 2421 Green. (See massing diagrams, Exhibit A, Sheet A0.42b.)

The Coxhead House next door at 2421 Green Street is a massive home that towers over the Property and is over 85 feet deep, extending 25 feet beyond the existing home at the Property.

B. THE STANDARD FOR DISCRETIONARY REVIEW HAS NOT BEEN MET

Discretionary review is a "special power of the Commission, outside of the normal building permit approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with the proposed project."[1] The discretionary review authority is based on Sec. 26(a) of the Business & Tax Regulations Code, and moreover, pursuant to the City Attorney's advice, it is a "sensitive discretion … which must be exercised with the utmost restraint." Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

The DR power provides the Planning Commission with the authority to modify a project that is otherwise Code compliant, and while the Commission has a lot of latitude in hearing DR cases, the DR power can be exercised only in situations that contain exceptional or extraordinary circumstances. No such circumstances exist here.

As described in detail below, the DR requestor has failed to establish any exceptional or extraordinary circumstances that are necessary for the Planning Commission to exercise its DR power, and thus the request for DR should be denied.

1. The Project's Categorical Exemption Fully Complies with CEQA and Concluded the Project Will Have No Significant Impacts on the Coxhead House or the Casebolt House

This Project originally was scheduled for a discretionary review hearing last fall. Prior to the hearing, the Project Sponsor pulled an excavation permit for the Project. The 2421 Green DR requester appealed the Project's Categorical Exemption issued in connection with the excavation permit and the Project as whole.

On January 9, 2018, the Board of Supervisors heard the Categorical Exemption appeal. Notwithstanding staff's position that the Categorical Exemption was properly issued and the Project caused no significant impacts, the Board directed staff to further study potential impacts to the historic character of the Coxhead House, as well as potential geology, soils, drainage, or hazardous materials impacts. On June 22, 2018, staff issued the new CatEx, which confirmed that the Project will not cause any significant impacts to the Coxhead House (or the Casebolt House), nor any geology, soils, drainage, or hazardous materials impacts.

With respect to the Coxhead House, the CatEx shows that the Project will have no direct or indirect impacts on the Coxhead House. Potential impacts to historic resources are addressed in Section 15064.5(b) of the CEQA Guidelines, which states, "A project with an effect that may

[1] Planning Department publication for the Application Packet for Discretionary Review; emphasis added.

cause a substantial adverse change in the significance of an historical resource is a project that may have a significance effect on the environment." A "substantial adverse change" is defined in the CEQA Guidelines as the "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." (CEQA Guidelines, Section 15064.5(b)(1).) CEQA also defines "materially impaired" as work that "materially alters, in an adverse manner, those physical characteristics that convey the historical resource's historical significance and justify its inclusion in or eligibility for inclusion in the California Register of Historical Resources or in a local register of historical resources." (CEQA Guidelines, Section 15064.5(b)(2).)

As stated in the CatEx, "The existing footprint of 2417 Green Street is not a precondition for 2421 Green Street or 2727 Pierce Street to convey their historic architectural design, for which they have been found to be significant under Article 10 of the Planning Code and the National Register, respectively. The setting of the two historic resources has changed over time to accommodate an ever-changing urban environment. Although the 2417 Green Street project includes a rear expansion that would be visible from 2421 Green Street and from 2727 Pierce Street, this change would not physically impact either resource such that they would no longer be able to convey their architectural significance." (CatEx at p. 6.)

The CatEx further provides, "the proposed rear addition incorporates side setbacks between the addition and the immediately adjacent historic resource at 2421 Green Street and would sit below the overall height of the historic resource at 2421 Green Street. The size and location of the addition would not require the removal or infill of property line windows at 2421 Green Street." (CatEx at p. 5.)

The CatEx also explains that "[t]he scale and method of foundation work is not anticipated to result in the removal of or damage to materials or physical features associated with the adjacent historic resource at 2421 Green Street or to result in significant vibration that has the potential to cause a significant impact. … The project's geotechnical report notes that one of the primary geotechnical considerations is the protection of adjacent improvements and foundations throughout construction. The method of laying the new foundation would be carried out per the specific recommendations laid out in the geotechnical report and requirements set forth in the San Francisco and California Building Codes to ensure protection of the foundation of the adjacent historic resource at 2421 Green Street." (CatEx at p. 5.)

Contrary to the DR requesters' concerns about the Property's slope, soils, and potential hazardous materials, the CatEx concluded that the Project will have no significant impacts on geology, soils, drainage, or hazardous materials. (CatEx at pp. 7-11.)

2. The Project Will Have No Impact on the Mid-Block Open Space

As shown on Exhibit E, the Project has a nearly imperceptible impact on the mid-block open space. Much of the mid-block area is open due to the large open lot housing the Casebolt House at 2727 Pierce Street. The DR requester's home at 2421 Green extends 21 feet further back than the Project, far overshadowing any mid-block impacts of the Project. The proposed rear

addition is respectful of the block's rear yard pattern – at least 9 other homes extend further into the mid-block than the Project.

The Property's depth is unusually shallow (100 feet) due to the large open lot housing the Casebolt House, located behind the Property. The Project's proposed new rear wall is less deep than most homes on the block, and the second and third floor are 5 feet short of the required rear yard line. If the Property extended to the mid-block line, like most properties, the Project's rear yard would be more than 45 percent. This is more than ample protection of the mid-block open space.

3. Light and Air Impacts on the Adjacent Properties Are Minimal

The Project's scale, massing, depth, and setbacks have been thoughtfully shaped relative to the immediately adjacent context, and mitigating impacts to natural light and air. By emphasizing the amount of floor area below grade, providing generous side setbacks, and sloping the roof of the rear addition, the Project Sponsor has minimized impacts on the adjacent neighbors. (See massing diagrams, Exhibit A, Sheet A0.42b.) Shadow impacts are minimal due to the significant shadow already created by 2421 Green Street. (See shadow study attached as Exhibit D.)

The proposed basement and first floor are largely below grade. The first floor mass is only 2'-6" above grade at the side property line adjacent to the 2421 Green, and only 8'-2" above grade and at the side property line adjacent to the 2415 Green - similar in height to a typical property line fence.

The proposed second and third floors have side setbacks on both sides measuring 3'-5" and 3'-9", and are set back 5'-0" from the first floor below. The second and third floors extend only 6'-8" beyond the 2415 Green rear wall, and are set back significantly, 21'-0", from the 2421 Green wall. The proposed fourth floor also includes side setbacks on both sides and does not extend beyond the depth of the building at 2415 Green.

The height of the proposed second and third floors is 4'-6" lower than the height of the building at 2415 Green and 12'-6" lower than the height of the building at 2421 Green. Based on the solar path and orientation of the subject property, the only potential impacts would be to 2415 Green in the afternoon when the sun is in a western position; however, because the existing building at 2421 Green Street is so much taller than the proposed addition, no new solar impacts would occur until the sun position is at a very low angle and very late in the afternoon.

C. <u>CONCLUSION</u>

We submit that no exceptional or extraordinary circumstances have been identified in this case that would justify the Planning Commission's exercise of discretionary review. In an urban environment, any new development will have certain impacts on neighbors; this Project has been carefully designed to minimize such impacts. The overall height of the building is reduced by 2 feet. The rear addition is modest in floor area, much of which is below grade, with side setbacks

and a sloped roof at the upper levels to minimize impacts. This is an unusually shallow lot; thus, the mid-block open space is unaffected by the rear addition. The Project Sponsor has reduced the amount of glazing on the front and rear facades, changed the trim of the windows to wood, and added shingle siding, all to increase the design compatibility of the Project with the neighborhood. For these reasons, we respectfully request the Planning Commission deny the DR request and approve the Project as proposed.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny

Enclosures

cc: Vice President Myrna Melgar
Commissioner Rodney Fong
Commissioner Milicent Johnson
Commissioner Joel Koppel
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin, Commission Secretary
Christopher May, Project Planner
Chris Durkin
Eric Dumican

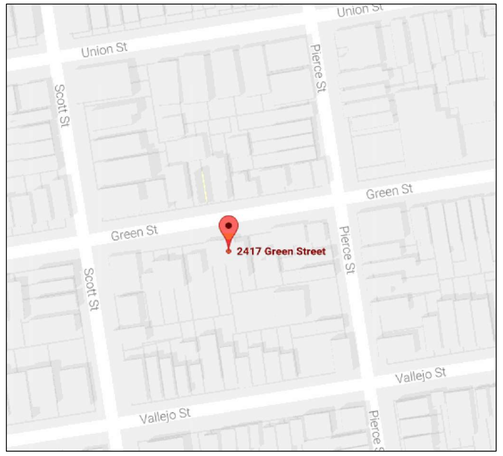
EXHIBIT A

SITE PERMIT / 311 NOTIFICATION SET

28 APRIL 2017. REVISED 06 JUNE 2018

2417 GREEN STREET

SAN FRANCISCO, CA 94123



1 LOCATION MAP

2 EXISTING FRONT FACADE

PROJECT DESCRIPTION:

THE PROPOSED PROJECT GENERALLY CONSISTS OF THE REMODEL, ALTERATIONS AND HORIZONTAL ADDITION TO AN EXISTING 4 STORY OVER BASEMENT SINGLE-FAMILY RESIDENCE AND INCLUDES THE FOLLOWING: 1) EXPANSION OF EXISTING GARAGE IN BASEMENT LEVEL, 2) 1ST, 2ND, 3RD, AND 4TH STORY HORIZONTAL REAR YARD ADDITION, 3) ALTERATIONS TO EXISTING FRONT FACADE, 4) EXCAVATION AND FULL FOUNDATION REPLACEMENT, 5) LOWERING EXISTING BUILDING APPROXIMATELY, 6) INTERIOR REMODEL THROUGHOUT, 7) NEW ACCESSORY DWELLING UNIT (ADU) AT THE FIRST FLOOR.

DRAWING LIST:

A0.0	COVER SHEET
GS-1	GREEN BUILDING SITE PERMIT SUBMITTAL
A0.1	LEGENDS, ABBREVIATIONS AND GENERAL NOTES
A0.2	SITE AERIAL VIEW/ CONTEXT ANALYSIS
A0.31	EXISTING CONTEXT PHOTOGRAPHS
A0.32	EXISTING STREETSCAPES
A0.33a	PREVIOUSLY PROPOSED STREETSCAPES
A0.33b	REVISED STREETSCAPES
A0.34a	EXISTING & PREVIOUSLY PROPOSED STREETSCAPES
A0.34b	EXISTING & REVISED STREETSCAPES
A0.41a	EXISTING / PREVIOUSLY PROPOSED MASSING STUDIES
A0.41b	EXISTING / REVISED MASSING STUDIES
A0.42a	EXISTING / PREVIOUSLY PROPOSED MASSING STUDIES
A0.42b	EXISTING / REVISED MASSING STUDIES
A0.5	(NOT USED)
A0.6	WATER FLOW INFORMATION & PRE-APPLICATION PROJECT REVIEW CONCLUSIONS
A0.7	MAHER ORDINANCE. WAIVER
A0.8	EXISTING AND PROPOSED SITE PLAN
A0.9	EXITING DIAGRAM/ CALCULATIONS
D1.0	EXISTING/DEMOLITION BASEMENT PLAN
D1.1	EXISTING/DEMOLITION FIRST FLOOR PLAN
D1.2	EXISTING/DEMOLITION SECOND FLOOR PLAN
D1.3	EXISTING/DEMOLITION THIRD FLOOR PLAN
D1.4	EXISTIING/DEMOLITION FOURTH FLOOR PLAN
D1.5	EXISTING/DEMOLITION ROOF PLAN
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A1.3	PROPOSED THIRD FLOOR PLAN
A1.4	PROPOSED FOURTH FLOOR PLAN
A1.5	PROPOSED ROOF PLAN
D2.1	EXISTING/DEMOLITION ELEVATION
D2.2	EXISTING/DEMOLITION ELEVATION
D2.3	EXISTING/DEMOLITION ELEVATION
D2.4	EXISTING/DEMOLITION ELEVATION
A2.1	PROPOSED ELEVATION
A2.2	PROPOSED ELEVATION
A2.3	PROPOSED ELEVATION
A2.4	PROPOSED ELEVATION
D3.1	EXISTING SECTION
D3.2	EXISTING SECTION
A3.1	PROPOSED SECTION
A3.2	PROPOSED SECTION
A3.3	PROPOSED SECTION
A3.4	PROPOSED SECTION
A3.5	PROPOSED SECTION

APPLICABLE CODES:

*2016 CALIFORNIA BUILDING CODE (BASED ON THE 2015 INTERNATIONAL BUILDING CODE)
*2016 CALIFORNIA MECHANICAL CODE (BASED ON THE 2015 UNIFORM MECHANICAL CODE)
*2016 CALIFORNIA PLUMBING CODE (BASED ON THE 2015 UNIFORM PLUMBING CODE)
*2016 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2014 NATIONAL ELECTRIC CODE)

*2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)
*2016 CALIFORNIA FIRE CODE (BASED ON THE 2015 INTERNATIONAL FIRE CODE)
*2016 CALIFORNIA ENERGY CODE
*2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)

*AND AS AMENDED BY THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT DATA:

PROJECT ADDRESS:	2417 GREEN STREET, SAN FRANCISCO, CA 94123
YEAR BUILT:	1908
BLOCK:	0560
LOT:	028
ZONING:	RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY)
HEIGHT LIMIT:	40-X

EXISTING:		PROPOSED:		
CONSTRUCTION TYPE:	TYPE "V-B"	CONSTRUCTION TYPE:	TYPE "V-B"	(NO CHANGE)
OCCUPANCY:	R-3/U	OCCUPANCY:	R-3/U	(NO CHANGE)
NUMBER OF DWELLING UNITS:	1	NUMBER OF DWELLING UNITS:	2	
NUMBER OF FLOORS:	4, OVER BASEMENT	NUMBER OF FLOORS:	4, OVER BASEMENT	(NO CHANGE)
SPRINKLERED:	NO	SPRINKLERED:	YES (NFPA 13)	

PROJECT TEAM:

OWNER:
2417 GREEN STREET, LLC
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SAN FRANCISCO, CA 94118
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E: doug@ecdplans.com
C: DOUG STEELE

PLANNING CODE SECTION 317 DEMOLITION CALCULATIONS:

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

- FRONT FACADE - EXISTING TO REMAIN: (+/-) 23.8 LIN. FT. (97.5%)
- FRONT FACADE - EXISTING TO BE REMOVED: (+/-) 0.6 LIN.FT. (2.5%)
- REAR FACADE - EXISTING TO REMAIN: (+/-) 0 LIN.FT. (0%)
- REAR FACADE - EXISTING TO BE REMOVED: (+/-) 24.4 LIN.FT. (100%)

- SUM OF REAR & FRONT FACADE - EXISTING TO BE REMOVED: (+/-) 25 LIN.FT (51%) > 50% MAX.

- FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO REMAIN: (+/-) 125 LIN. FT. (79%)
- FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO REMOVED: (+/-) 33.3 LIN. FT. (21%)

- FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO BE REMOVED: (+/-) 33.3 LIN. FT. (21%) < 65% MAX.

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.C

- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 1): (+/-) 0 SQFT. (0%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 1): (+/-) 227 SQFT. (100%)
- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 2): (+/-) 0 SQFT. (0%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 2): (+/-) 1064.3 SQFT. (100%)
- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 3): (+/-) 0 SQFT. (0%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 3): (+/-) 875.6 SQFT. (100%)
- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 4): (+/-) 0 SQFT. (0%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 4): (+/-) 639.1 SQFT. (100%)
- HORIZONTAL ELEMENTS - EXISTING TO REMAIN (ROOF): (+/-)407.2 SQFT. (30.6%)
- HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (ROOF): (+/-) 925.5 SQFT. (69.4%)

- SUM OF HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED: (+/-) 3731.5 SQFT. (90%) > 50% MAX.

- VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (NORTH ELEVATION): (+/-) 589 SQFT. (61.4%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (NORTH ELEVATION): (+/-) 370 SQFT. (38.6%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (WEST ELEVATION): (+/-) 1435.9 SQFT. (78.7%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (WEST ELEVATION): (+/-) 389.1 SQFT. (21.3%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (SOUTH ELEVATION): (+/-) 35.8 SQFT. (5%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (SOUTH ELEVATION): (+/-) 678.1 SQFT. (95%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (EAST ELEVATION): (+/-) 1764 SQFT. (90.4%)
- VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (EAST ELEVATION): (+/-) 187 SQFT. (9.6%)

- SUM OF VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED: (+/-) 1624.2 SQFT. (30%) < 50% MAX.

AREA CALCULATIONS:

EXISTING

BASEMENT:
- GARAGE: (+/-) 337 GSF

FLOOR 1:
- HABITABLE AREA: (+/-) 1,097 GSF.

FLOOR 2:
- HABITABLE AREA: (+/-) 1,232 GSF.

FLOOR 3:
- HABITABLE AREA: (+/-) 1,015 GSF.

FLOOR 4:
- HABITABLE AREA: (+/-) 774 GSF.

TOTALS:
- HABITABLE AREA: (+/-) 4,118 GSF.
- GARAGE: (+/-) 337 GSF.

PROPOSED

BASEMENT:
- GARAGE: (+/-) 918 GSF.
- HABITABLE AREA: (+/-) 197 GSF.

FLOOR 1:
- MAIN UNIT HABITABLE AREA: (+/-) 363 GSF.
- ADU HABITABLE AREA: (+/-) 1,023 GSF.
- FRONT PORCH / ROOF DECK AREA: (+/-) 144 GSF.

FLOOR 2:
- HABITABLE AREA: (+/-) 1,322 GSF.
- ROOF DECK AREA: (+/-) 179 GSF.

FLOOR 3:
- HABITABLE AREA: (+/-) 1,429 GSF.

FLOOR 4:
- HABITABLE AREA: (+/-) 862 GSF.
- ROOF DECK AREA: (+/-) 135 GSF.

TOTALS:
- MAIN UNIT HABITABLE AREA: (+/-) 4,092 GSF.
- ADU HABITABLE AREA: (+/-) 1,023 GSF.
- GARAGE : (+/-) 999 GSF.
- ROOF DECK AREA: (+/-) 458 GSF.

DUMICAN MOSEY
ARCHITECTS

Green Building: Site Permit Submittal

BASIC INFORMATION:
These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
2417 GREEN STREET	0560/028	2417 GREEN STREET
Gross Project Area	Primary Occupancy	Number of occupied floors
6022 SQ. FT.	SINGLE FAMILY RESIDENCE	4
Design Professional/Applicant: Sign & Date		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment GS2, GS3, GS4, or GS5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles or code references indicate measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls: Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	●
NonPotable Water: New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 sq ft must use available alternate water sources for toilet and urinal flushing and irrigation (SF Health Code 12C)	●
Water Efficient Irrigation: Projects with ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Better Roofs: Buildings of 10 occupied floors or less must install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready per Title 24 Part 6 (2016). With Planning Department Approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●
Energy Efficiency: Meet one GreenPoint Rated v7 energy compliance path. In homes with electric-only heating and water heating, installation of photovoltaics in compliance with San Francisco Better Roofs (above) may meet the All Electric path.	●
Meet all California Green Building Standards Code requirements CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.	●

LEED PROJECTS

	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						X
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	[2]	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				60		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRc1, 2 points	●	●	●	●	Meet C&D ordinance	●
Energy Design Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Better Roofs: **Buildings of 10 occupied floors or less must:** Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	●	●	n/r	n/r	n/r
Renewable Energy or Enhanced Energy Efficiency **Buildings of 11 or more occupied floors must:** Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EAc5, 5 points), OR Demonstrate at least 10% energy use reduction compared to Title 24 Part 6 (2016), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEEDv4 EAc7).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning LEEDv4 EAc1	●	Meet LEED prerequisite				
Water Use - 30% Reduction LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEEDv4 EA c6	CalGreen 5.508.1.2	n/r	n/r	CalGreen 5.508.1.2		
Indoor Air Quality Management Plan LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEEDv4 LTc6.	●	See San Francisco Planning Code Section 155		●	See San Francisco Planning Code Section 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Wiring for Electric Vehicle Charging: Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.	6% of spaces CalGreen 5.106.5.3	3% of spaces CalGreen 4.106.4	3% of spaces CalGreen 4.106.4	6% of spaces CalGreen 5.106.5.3	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	Addition only	n/r
Air Filtration: Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air quality hot-spots. SF Health Code Article 38 and SF Building Code 1203.5.	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	Envelope alteration & addition only	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥$200,000
Type of Project Proposed (Check box if applicable)		
Energy: Comply with California Energy Code (Title 24 Part 6 2016)	●	●
Better Roofs: **Buildings of 10 occupied floors or less must:** Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	
Bicycle parking: Provide short- and long-term bicycle parking for 5% of motorized parking capacity, or San Francisco Planning Code Sec 155, whichever is greater.	●	●
Wiring for Electric Vehicle Charging: Prepare electrical systems for future installation of EV chargers at 6% of parking spaces. See CalGreen 5.106.5.3	●	
Fuel efficient vehicle and carpool parking: Designate and mark 8% of parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Conservation: All water leaks must be repaired, and all plumbing fixtures not compliant with SFBC 13A must meet current California Plumbing Code.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. **OR** for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.

2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

2417 GREEN STREET
SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

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Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

GREEN BUILDING
SITE PERMIT SUBMITTAL

Sheet Number

GS-1

PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) AREA OF DEMOLITION
- (E) AREA OF EXCAVATION
- (E) CONSTRUCTION TO REMAIN/ PROTECT
- (N) WALL
- 1-HOUR FIRE RATED WALL
- 2-HOUR FIRE-RATED WALL

REFERENCE SYMBOLS

- GRIDLINE
- SECTION — SECTION IDENTIFICATION — SHEET DESIGNATION
- DETAIL — DETAIL IDENTIFICATION — SHEET DESIGNATION
- EXTERIOR ELEVATION — ELEVATION IDENTIFICATION — SHEET DESIGNATION
- INTERIOR ELEVATION — DRAWING IDENTIFICATION — SHEET DESIGNATION — ELEVATION IDENTIFICATION
- X'-X"/000.00 ELEV. DESCRIPTION — ELEVATION
- ROOM NAME — (E) # X'-X" — ROOM NUMBER — GENERAL CEILING HEIGHT — EXISTING
- PARTITION TYPE
- SHEET NOTE
- DEMOLITION SHEET NOTE/BATH ACCESSORY REFERENCE
- X — DOOR REFERENCE
- X — WINDOW REFERENCE
- P- — FINISH REFERENCE
- X — PLUMBING FIXTURE / APPLIANCE / BATH ACCESSORY / EQUIPMENT REFERENCE
- X — REVISION

TESTING

THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTING:

TEST #1: PERFORM A 24 HOUR WATERDAM TEST AT ALL NEW ROOFS AND ROOF DECK(S). PREVIOUS TO INSTALLATION OF DECKING; DAM GUTTER/DRAINAGE TO CREATE A MINIMUM 1 INCH DEEP WATERDAM COVERING ENTIRE AREA OF ROOF DECK MEMBRANE, INSPECT FOR LEAKS OR AIR BUBBLES, REPAIR AS REQUIRED TO INSURE WATER-TIGHT INSTALLATION. PROVIDE ARCHITECT WRITTEN CONFIRMATION OF COMPLETED TEST.

REFER T-24 REPORT ON A0.53 FOR REQUIRED HERS VERIFICATIONS

GENERAL CONSTRUCTION NOTES

1. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
2. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS SHALL IMMEDIATELY EXAMINE THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK. CONTRACTORS SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING (TO INCLUDE ALL PIPING, DUCT WORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. EXPOSED OR CONCEALED ELEMENTS SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. **DO NOT SCALE DRAWINGS**. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS
4. **ALL DIMENSIONS ARE TO FACE OF FINISH**, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" OR "CLEAR" ARE TO BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS OTHERWISE NOTED AS "+/-"
5. ALL DIMENSIONS NOTED AS "V.I.F." ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DIMENSIONS, NOTES, AND DETAILS SHOWN ON ONE PORTION OF THE DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.
8. FURNISH AND INSTALL ALL MISCELLANEOUS AND STRUCTURAL ITEMS (STEEL, ALUMINUM, ETC. INCLUDING MATERIALS FOR SEPARATION OF DISSIMILAR MATERIALS) FOR EXTERIOR WALL SYSTEMS, WINDOWS, ARCHITECTURAL GLASS, RAILINGS, PARAPET WALLS, ETC. ASSOCIATED WITH THE BUILDING ENVELOPE AND ROOF.
9. COORDINATE LOCATION- AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS, AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
10. NEW WALL SURFACES SHALL ALIGN WITH EXISTING, ADJACENT, OR ADJOINING SURFACES, U.O.N. JOINTS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS.
12. PROVIDE BLOCKING/BACKING AND REINFORCEMENT ABOVE FOR SUPPORT OF LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING-MOUNTED ITEMS.
13. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH SHALL INCLUDE THE OUTLINE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
14. GRID LINES AND COLUMN CENTER LINES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION IN FIELD
15. IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
16. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
17. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR
18. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS
19. NOT USED
20. DRAWINGS OF EXISTING CONSTRUCTION ARE INTENDED TO AID IN REHABILITATION AND CANNOT BE ASSUMED ACCURATE IN DETAIL. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN PLANS AND SPECIFICATIONS BEFORE PROCEEDING.
21. DEMOLITION DRAWINGS ARE TO FACILITATE THE REHABILITATION OF THIS BUILDING. ALL DEMOLITION WORK MUST BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION AND LIGHTING DRAWINGS TO VERIFY REASON AND INTENT OF DEMOLITION WORK.
22. CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH DISTURBED AREAS TO MATCH EXISTING MATERIAL UNLESS OTHERWISE NOTED.
23. IN THE COURSE OF DEMOLITION, SHOULD ANY UNFORESEEN ISSUES BECOME APPARENT CONTRARY TO THE APPROVED PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
24. **CONTRACTOR SHALL PROTECT ALL AREAS IN-, ON-, OR ABOUT THE JOBSITE (INCLUDING NEW OR EXISTING MATERIALS & FINISHES) FROM DAMAGE WHICH MAY RESULT FROM, BUT NOT LIMITED TO; CONSTRUCTION, DEMOLITION, DUST, OR WATER. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPLACED OR REPAIRED AT THE EXPENSE OF THE GENERAL CONTRACTOR.**
25. **DURING ALL PHASES OF CONSTRUCTION, DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDINGS OR TENANT SPACES, INCLUDING BUT NOT LIMITED TO UTILITIES, AND MAINTAIN SAFE PASSAGE TO AND FROM ADJACENT BUILDINGS AND SPACES.**
26. **IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.**
27. **CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, SUPERVISION OF PERSONNEL AND CONSTRUCTION, CONTROL OF MACHINERY, FALSE WORK, AND TEMPORARY CONSTRUCTION AIDS.**
28. **CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN-, ON-, AND ABOUT THE JOBSITE AT ALL TIMES; INCLUDING BUT NOT LIMITED TO SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA STANDARDS AND ALL OTHER APPLICABLE REGULATIONS AT ALL TIMES.**
29. **CONTRACTOR SHALL CONTACT PG&E AND UNDERGROUND SERVICE ALERT (USA) PREVIOUS TO THE START OF ANY EXCAVATION, AND SHALL FOLLOW THE BEST PRACTICES MANUAL FOR EXCAVATION ESTABLISHED BY THE COMMON GROUND ALLIANCE (CGA).**
30. THE ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN COMFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

GENERAL DEMOLITION NOTES

1. REF. DEMOLITION PLANS, SHEETS D1.1, D1.2, D1.3, D1.4 & D1.5 FOR ADDITIONAL INFORMATION
2. WHERE UNFINISHED SURFACES ARE EXPOSED BY REMOVAL OF EXISTING CONSTRUCTION, PATCH, REPAIR, AND FINISH AS REQUIRED TO MATCH EXISTING ADJACENT FINISHED SURFACE SO AS TO APPEAR SEAMLESS AND UNIFORM, U.O.N.
3. WHERE (E) ELECTRICAL WIRING AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO SERVICE. REFER TO DESIGN-BUILD ELECTRICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF ELECTRICAL WORK.
4. WHERE (E) MECHANICAL DUCTS AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO FURNACE. REFER TO DESIGN-BUILD MECANICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF MECHANICAL WORK.
5. RELOCATE (E) PLUMBING LINES AS REQUIRED TO ACHIEVE PROPOSED NEW DESIGN, ALL PLUMBING LINES ARE TO BE CONCEALED WITHIN WALLS; TYP. - REFER TO DESIGN-BUILD PLUMBING DOCUMENTS FOR EXACT SCOPE AND NATURE PLUMBING WORK.
6. REMOVE (E) FLOOR FINISHES DOWN TO SUBSTRATE. CONTRACTOR SHALL INVESTIGATE AND VERIFY EXISTANCE AND CONDITION OF SUBFLOOR. PROVIDE NEW 3/4" PLYWOOD SUBFLOOR WHERE NO SUBFLOOR IS PRESENT AND/OR EXISTING SUBFLOOR IS INADEQUATE FOR INSTALLATION OF NEW FINISH FLOORING; U.O.N., TYP.
7. REMOVE ALL INTERIOR GYPSUM WALLBOARD AND PLASTER WALL & CEILING FINISHES BACK TO EXISTING FRAMING. PREPARE (E) FRAMING AS REQUIRED FOR INSTALLATION OF NEW FINISHES; U.O.N., TYP.
8. REMOVE EXISTING BASE, TRIM, AND PICTURE RAILS; U.O.N., TYP.
9. REMOVE ALL (E) INTERIOR DOORS AND FRAMES & TRIMS COMPLETE; U.O.N., TYP.
10. REMOVE (E) CONSTRUCTION AS REQUIRED FOR INSTALLATION OF NEW STRUCTURAL MEMBERS. REFER TO S-SERIES DWGS. FOR FULL SCOPE OF STRUCTURAL WORK. PATCH & REPAIR DISTURBED FINISH ASSEMBLIES TO MATCH ADJACENT EXISTING.
11. WHERE NOT SPECIFICALLY INDICATED, REMOVE EXISTING FINISHES AND EXISTING CONSTRUCTION AS REQUIRED FOR INSTALLATION OF NEW MECHANICAL, STRUCTURAL, AND ELECTRICAL WORK. PATCH & REPAIR.

GREEN BUILDING NOTES

1. **CONSTRUCTION AND DEMOLITION DEBRIS:** 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance
2. **RECYCLING BY OCCUPANTS:** Provide adequate space and equal access for storage, collection and loading of Compostable, recyclable and landfill materials. - See Administrative Bulletin 088.
3. **WATER EFFICIENT IRRIGATION:** Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See the guide at www.sfwater.org/landscape)
4. **STORMWATER CONTROL PLAN:** Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (See www.sfwater.org/sdg)
5. **GRADING AND PAVING:** Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)
6. **SMART IRRIGATION CONTROLLER:** Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller.
7. **INDOOR WATER EFFICIENCY:** Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Indoor Water Efficiency" at left.) Replace all noncompliant fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)
8. **ENERGY EFFICIENCY:** Comply with California Energy Code (Title 24, Part 6)
9. **PEST PROTECTION:** Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents.
10. **MOISTURE CONTENT OF BUILDING MATERIALS:** Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following: (CalGreen 4.505.3)

    A) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
    B) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified.
    C) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure
11. **CAPILLARY BREAK FOR CONCRETE SLAB ON GRADE:** Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2.)

    A) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
    B) A slab design specified by a licensed design professional.
12. **FIREPLACES AND WOODSTOVES:** Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)
13. **DESIGN AND INSTALL HVAC SYSTEM TO ACCA MANUAL J, D, AND S** (CalGreen 4.507.2)
14. **HVAC Installer Qualifications:** HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)
15. **COVERING DUCT OPENINGS AND PROTECTING MECHANICAL EQUIPMENT DURING CONSTRUCTION:** Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal,or other acceptable methods to reduce the amount of water, dust, and debris entering the system.
16. **BATHROOM EXHAUST FANS:** Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan.
17. **CARPET:** All carpet must meet one of the following: (CalGreen 4.504.3)
    A) Carpet and Rug Institute Green Label Plus Program,
    B) California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),
    C) NSF/ANSI 140 at the Gold level,
    D) Scientific Certifications Systems Sustainable Choice, OR
    E) California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.
18. **RESILIENT FLOORING SYSTEMS:** For 80% of floor area receiving resilient flooring, install resilient flooring complying with:
    A) Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program,
    B) Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1,
    C) Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR
    D) Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.
19. **COMPOSITE WOOD PRODUCTS:** Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.
20. **INTERIOR PAINTS AND COATINGS:** Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.
21. **LOW-VOC AEROSOL PAINTS AND COATINGS:** Meet BAAQMD VOC limits (Regulation 8, Rule 49) and ProductWeighted MIR Limits for ROC. (CalGreen 4.504.2.3.)
22. **LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS:** Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

ABBREVIATIONS

A.B.	Anchor Bolt
ABV.	Above
ACOUST.	Acoustical
ACT	Acoustical Tile
A.C.T.	Above Counter Top
A.D.	Area Drain
ADDN'L	Additional
ADJ.	Adjacent
A.F.F.	Above Finish Floor
AGGR.	Aggregate
ALUM.	Aluminum
ALT.	Alternate
ANC.	Anchor/Anchorage
ARCH.	Architectural
AVG.	Average
BD.	Board
B.F.	Both Faces
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
B.O.	Bottom Of
B.P.	Building Paper
BDRM.	Bedroom
BLW.	Below
BRG.	Bearing
BRKT.	Bracket
BRZ.	Bronze
BTM.	Bottom
BTN.	Batten
BTR.	Better
BTWN.	Between
B.U.R.	Built-Up Roofing
BVL.	Beveled
B.W.	Both Ways
C.B.	Catch Basin
CAB.	Cabinet
C.A.R.	Cold Air Return
CATV	Cable Television
C.C.	Center To Center
C.F.	Cubic Feet
C.G.	Corner Guard
C.I.P.	Cast-In-Place Concrete
C.J.	Control Joint
CLKG.	Caulking
CLG.	Ceiling
CLR.	Clear
C.M.U.	Concrete Masonry Unit
C.M.P.	Corrugated Metal Pipe
CNTR.	Counter
CO.	Cleanout
CO.T.G.	Cleanout To Grade
COL.	Column
CONC.	Concrete
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
CONTR.	Contractor
CORR.	Corrugated
CPT	Carpet
CRS.	Course/Courses
CSK.S	Countersunk Screw
C.T.	Ceramic Tile
CTR.	Center
CUST.	Custodian
C.W.	Cold Water
C.Y.	Cubic Yard
DBL.	Double
DEPT.	Department
DET.	Detail
D.F.	Douglas Fir
D.I.B.	Drill-In-Bolt
DIA.	Diameter
DIAPH.	Diaphragm
DIM.	Dimension
DISP.	Dispenser
DIV.	Division/Divider
D.L.	Dead Load
DN.	Down
DWG.	Drawing
DR.FNTN.	Drinking Fountain
DW.	Dishwasher
E.	East
(E)	Existing
EA.	Each
E.B.	Expansion Bolt
E.I.F.S.	Exterior Insulation Finish System
E.J.	Expansion Joint
ELECT.	Electric/Electrical
ELEV.	Elevation
EMER.	Emergency
E.N.	Edge Nailing
ENCL.	Enclosure
E.O.P.	Edge Of Pavement
E.O.S.	Edge Of Slab
E.P.B.	Electrical Panel Board
EQ.	Equal
EQUIP.	Equipment
ESMT.	Easement
E.W.C.	Electric Water Cooler
E.X.H.	Exhaust
EXP.	Exposed
EXT.	Exterior
F.A.	Fire Alarm
F.A.C.P.	Fire Alarm Control Panel
F.A.U.	Forced Air Unit
F.C.C.	Fire Control Center
F.C.U.	Fan Coil Unit
F.D.	Floor Drain
F.D.C.	Fire Department Connection
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.F.	Finish Floor
F.F.B.	Finish Floor Break
F.F.E.	Finish Floor Elevation
F.G.	Fixed Glass/Glazing
F.H.	Fire Hydrant
F.H.C.	Fire Hose Cabinet
F.H.V.	Fire Hose Valve
FIN.	Finish
F.L.	Flowline
F.J.	Flush Joint
FLSHG.	Flashing
FLR.	Floor
FLUOR.	Fluorescent
F.O.	Face Of
F.O.C.	Face Of Concrete
F.O.M.	Face Of Masonry
F.O.S.	Face Of Stud
F.O.W.	Face Of Wall
F.P.	Fireplace
F.PR.	Fireproof
FRMG.	Framing
FTG.	Footing
FUR.	Furred/Furring
G.	Gas
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
G.C.	General Contractor
G.F.I.	Ground Fault Interrupter
GL.	Glass
G.L.	Grid Line
G.I.	Galvanized Iron
G.L.B.	Glu-Lam Beam
GND.	Ground
GR.	Grade
GRDR.	Girder
G.S.	Gypsum Sheathing
GWB	Gypsum Wall Board
H.B.	Hose Bibb
H.C.	Hollow Core
H.D.	Hold Down
HDR.	Header
HDWR.	Hardware
HGR.	Hanger
H.M.	Hollow Metal
HORIZ.	Horizontal
H.P.	High Point
HR.	Hour
HT.	Height
HTG.	Heating
H.V.A.C.	Heating/Ventilating/ Air Conditioning
H.W.	Hot Water
I.B.	Infiltration Barrier
I.D.	Inside Diameter
INCL.	Included/Including
INFO.	Information
INSUL.	Insulation
INT.	Interior
INTER.	Intermediate
INV.	Invert
JST.	Joist
JT.	Joint
K.P.	Kick Plate
KIT.	Kitchen
LAM.	Laminate
LAV.	Lavatory
L.B.	Lag Bolt
LB.	Pound
L.F.	Linear Foot
L.L.	Live Load
LT.	Light
LTL.	Lintel
LKR.	Locker
L.P.	Low Point
L.P.G.	Low Pressure Gas
LVR.	Louver
L.V.L.	Laminated Veneer
MAS.	Masonry
MAT'L.	Material
MAX.	Maximum
M.B.	Machine Bolt
M.C.	Medicine Cabinet
MECH.	Mechanical
MED.	Medium
MFD.	Manufactured
MFR.	Manufacturer
M.H.	Manhole
MICRO.	Microwave
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
M.R.	Moisture Resistance
M.R.O.	Masonry Rough Opening
MOD.	Module
MOV.	Movable
MTD.	Mounted
MTG.	Mounting
MTL.	Metal
MUL.	Mullion
N.	North
(N)	New
N.I.C.	Not In Contract
N/A	Not Applicable
NO.	Number
N.T.S.	Not To Scale
O/	Over
OBS	Obscure
O.C.	On Center
O.D.	Outside Diameter
OFCI	Owner Furnished / Contractor Install
OFF.	Office
O.F.D.	Overflow Drain
O.H.	Overhead
OPNG.	Opening
OPP.	Opposite
OVHG	Overhang
PART.	Partition
P.C.	Precast Concrete
P.C.F.	Pounds Per Cubic Foot
P.D.F.	Powder Driven Fastener
PERF.	Perforated
PFB.	Prefabricated
PKT	Pocket
PLT.	Plate
P.L.F.	Pounds Per Lineal Foot
P.LAM.	Plastic Laminate
PLYWD.	Plywood
P.H.	Paperholder
PNT.	Paint
PRJ.	Project/Projected
P.S.F.	Pounds Per Square Foot
P.S.I.	Pounds Per Square Inch
P.T.	Pressure Treated
PT.	Point
P.T.D.	Paper Towel Dispenser
P.T.D.F.	Pressure Treated Douglas Fir
P.T.D.R.	Combination Paper Towel Dispenser And Receptacle
P.T.R.	Paper Towel Receptacle
P.V.C.	Polyvinylchloride Pipe
PVMT.	Pavement
Q.T.	Quarry Tile
R.	Riser
R.A.G.	Return Air Grille
RAD.	Radius
R.B.	Rubber Base
R.C.	Reinforced Concrete
R.D.	Roof Drain
RDWD.	Redwood
REINF.	Reinforcing Steel
REF.	Reference
REFR.	Refrigerator/Refrigeration
REG.	Register
REQ'D.	Required
RET.	Retain/Retaining
REV.	Revision
RM.	Room
R.O.	Rough Opening
ROOF'G.	Roofing
R.W.L.	Rain Water Leader
S.	South
S.B.	Solid Blocking
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser
S.DR.	Storm Drain
SECT.	Section
S.E.D.	See Electrical Drawings
S.F.	Square Foot
S.F.B.	Split Face Block
S.F.S.D.	See Food Service Drawings
SHT.	Sheet
SHTHG.	Sheathing
SHLVS.	Shelves/Shelving
SHWR.	Shower
SIM.	Similar
SLR.	Sealer
S.M.D.	See Mechanical Drawings
S.N.D.	Sanitary Napkin Dispenser
S.N.R.	Sanitary Napkin Receptacle
SPECS.	Specifications
S.P.D.	See Plumbing Drawings
SPL.BLK.	Splash Block
SQ.	Square
S&P	Shelf And Pole
S.S.	Sanitary Sewer
S.S.D.	See Structural Drawings
S.SK.	Service Sink
S.ST.	Stainless Steel
STA.	Station
S.T.C.	Sound Transmission Coefficient
STD.	Standard
STL.	Steel
STO.	Storage
STRUCT.	Structure/Structural
SUSP.	Suspended
S.W.	Shear Wall
S.Y.	Square Yard
SYS.	System
T.	Thread
T.B.	Towel Bar
T.C.	Trash Compactor
TEL.	Telephone
TEMP.	Tempered
T.O.C.	Top Of Concrete
T.&.G.	Tongue And Groove
THK.	Thick/Thickness
THR.	Threshold
T.O.B.	Top Of Beam
T.O.G.	Top Of Grate
T.O.P.	Top Of Paving
T.O.S.	Top Of Slab
T.O.STL.	Top Of Steel
T.O.W.	Top Of Wall
T.P.D.	Toilet Paper Dispenser
T.S.	Tube Steel
T.T.B.	Telephone Termination Board
T.V.	Television
TXT.	Texture
TYP.	Typical
U.B.C.	Uniform Building Code
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
UR.	Urinal
V.B.	Vinyl Base
V.BR.	Vapor Barrier
V.C.P.	Vitrified Clay Pipe
V.C.T.	Vinyl Composition Tile
VENT.	Ventilator/Ventilation
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
VIN.	Vinyl
VNR.	Veneer
V.T.	Vinyl Tile
W.	West
W/.	With
W.C.	Water Closet
WD.	Wood
W/D	Washer/Dryer
W.G.	Wired Glass
WH	Water Heater
W.HYD.	Wall Hydrant
WNDW.	Window
W/O	Without
WP	Waterproof
WSCT.	Wainscot
WT.	Weight
WWF	Welded Wire Fabric
YD.	Yard

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No. 16112

Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
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SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

LEGENDS, ABBREVIATIONS AND GENERAL NOTES

Sheet Number

A0.1

1 EXISTING CONTEXT PLAN

1/32"=1'-0"

2 NORTH VIEW REAR YARDS

NTS

GENERAL NOTES

1. THIS PLAN IS GRAPHIC IN NATURE AND DOES NOT REPRESENT A SURVEY

SHEET NOTES

LEGEND

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Drawing Title

SITE AERIAL VIEW/
CONTEXT ANALYSIS

Sheet Number

A0.2

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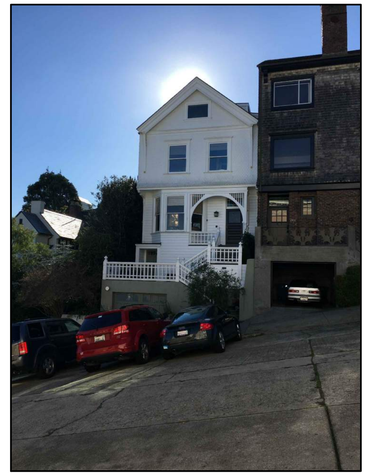

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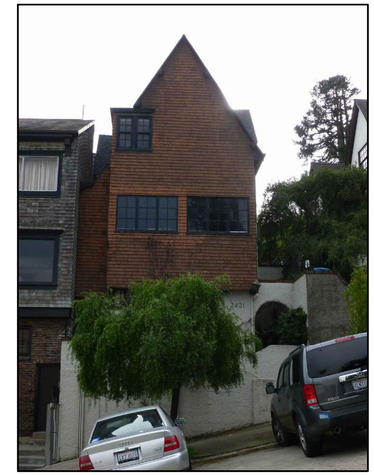

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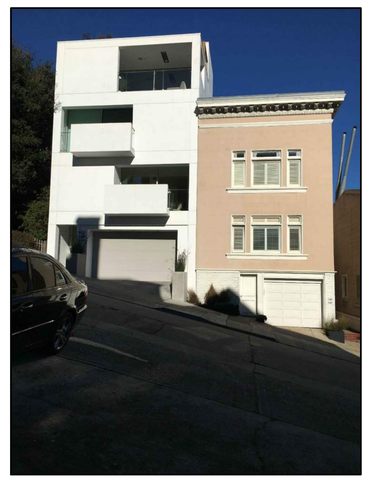

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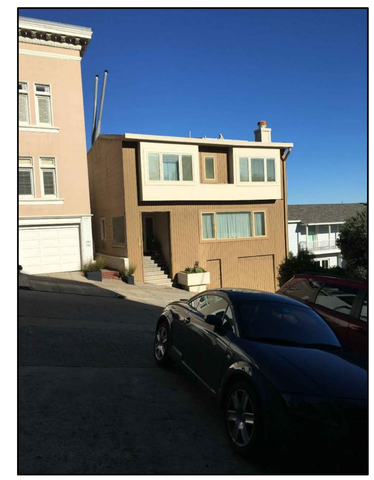

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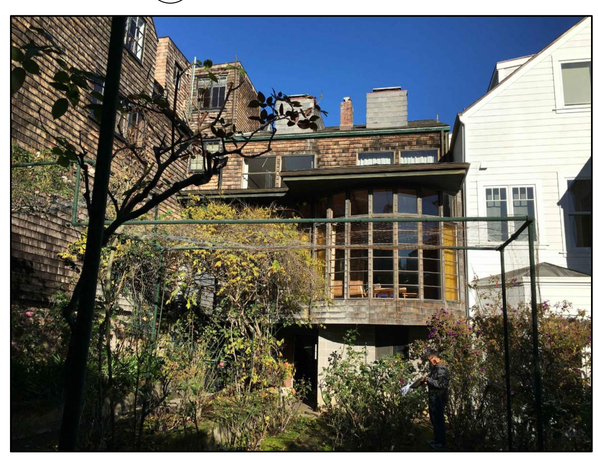

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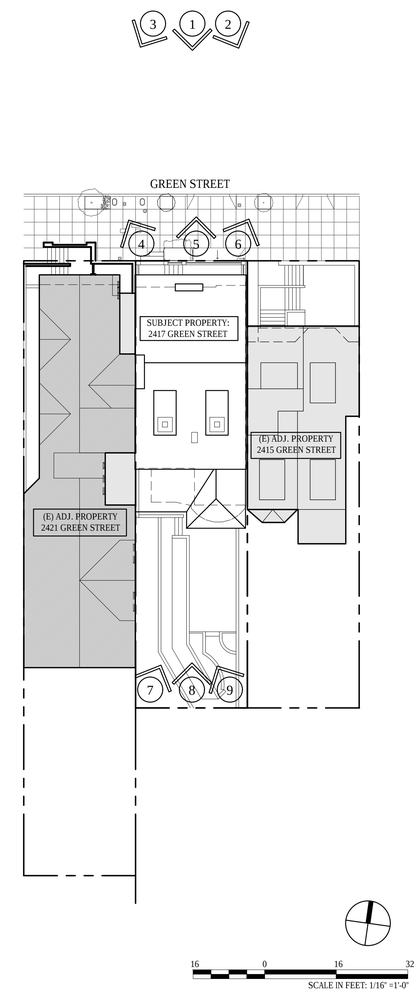

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Drawing Title

EXISTING CONTEXT
SITE PHOTOGRAPHS

Sheet Number

A0.31

GREEN STREET - SOUTH SIDE

GREEN STREET - NORTH SIDE

2417 GREEN STREET

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Drawing Title

EXISTING STREETSCAPES

Sheet Number

A0.32

GREEN STREET - SOUTH SIDE - PREVIOUSLY PROPOSED STREETSCAPE

-FOR REFERENCE ONLY-

GREEN STREET - NORTH SIDE - EXISTING STREETSCAPE

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Drawing Title

PREVIOUSLY PROPOSED STREETSCAPES

Sheet Number

A0.33a

GREEN STREET - SOUTH SIDE - REVISED STREETSCAPE

GREEN STREET - NORTH SIDE - EXISTING STREETSCAPE

2417 GREEN STREET

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Drawing Title

REVISED STREETSCAPES

Sheet Number

A0.33b

EXISTING STREET SCAPE

PREVIOUSLY PROPOSED STREET SCAPE

-FOR REFERENCE ONLY-

2417 GREEN STREET

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Drawing Title

EXISTING & PREVIOUSLY PROPOSED STREETSCAPES ENLARGED

Sheet Number

A0.34a

EXISTING STREET SCAPE

REVISED STREET SCAPE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

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Drawing Title

EXISTING & REVISED STREETSCAPES ENLARGED

Sheet Number

A0.34b

1 PREVIOUSLY PROPOSED MASSING STUDY
FOR REFERENCE ONLY

2 EXISTING MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

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Drawing Title

EXISTING/
PREVIOUSLY PROPOSED
MASSING STUDIES

Sheet Number

A0.41a

1 REVISED MASSING STUDY

2 EXISTING MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

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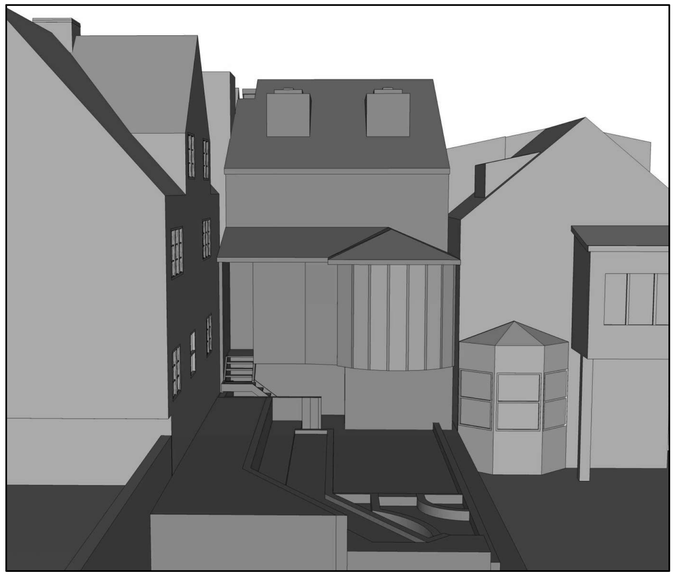
Drawing Title

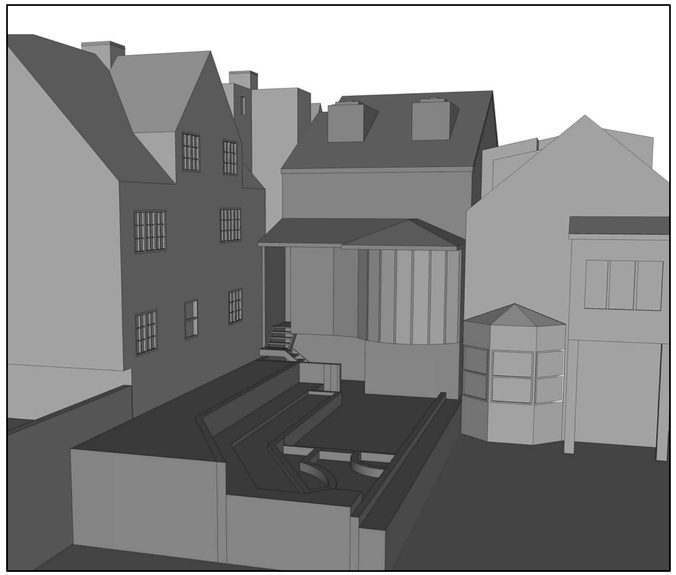
EXISTING/REVISED MASSING STUDIES

Sheet Number

A0.41b

1 PROPOSED MASSING STUDY





2 EXISTING MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

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san francisco, california 94103
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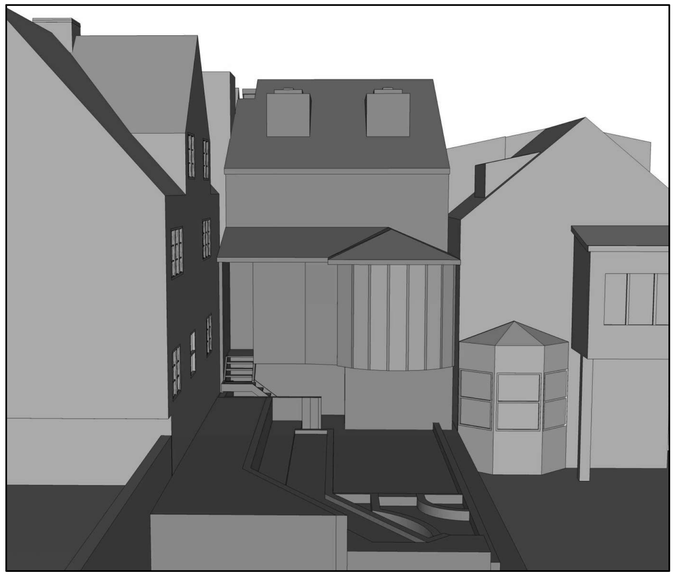
Drawing Title

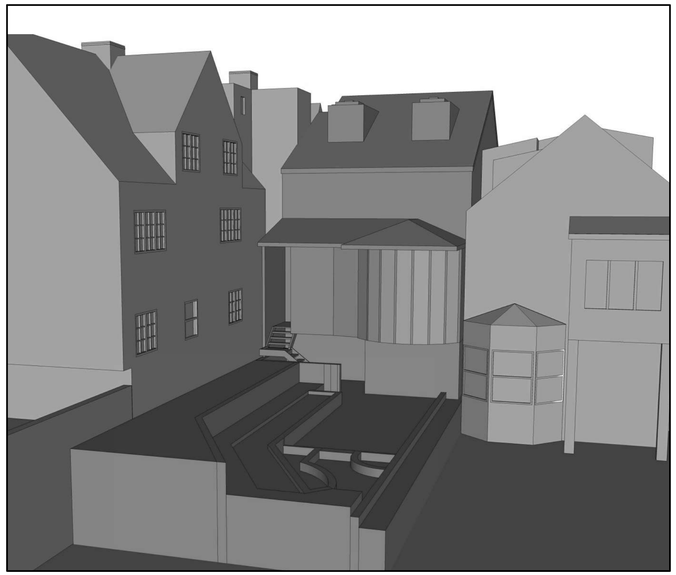
EXISTING/
PREVIOUSLY PROPOSED
MASSING STUDIES

Sheet Number

A0.42a

1 REVISED MASSING STUDY





2 EXISTING MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

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Drawing Title

EXISTING/REVISED MASSING STUDIES

Sheet Number

A0.42b

SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 02 / 28 / 17 REQUEST IS FOR: [X] FIRE FLOW [X] SPRINKLER DESIGN

CONTACT PERSON: Anastasia Bespalova ADDRESS: 128 10th Street, Floor 3, San Francisco

PHONE NO. (415) 495 / 9322 FAX NO. ( ) /

EMAIL : abespalova@dumicanmosey.com

OWNER'S NAME: Chris Durkin PHONE # (415) 407 / 0486

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:

2417 Green Street

CROSS STREETS (*BOTH ARE REQUIRED*):

Pierce / Scott

SPECIFY STREET FOR POINT OF CONNECTION: Green Street

OCCUPANCY (CIRCLE ONE): R3 R2 LIVE/WORK COMMERCIAL OTHER

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES NO

NUMBER OF STORIES: 4 + Basement HEIGHT OF BLDG.: 48'-9" FT.

- SUBMIT FORM WITH A **$120.00** CHECK MADE PAYABLE TO "S.F.F.D."
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF **$240.00** WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS **WILL NOT** BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

**********Official use only**********

Flow data provided by: DUNN Date Forwarded 2/7/2017

Flow data: FIELD FLOW TEST ____ STATIC 80 PSI

RECORDS ANALYSIS ✓ RESIDUAL 65 PSI

FLOW 900 GPM

Gate Page 18 6" MAIN on GREEN ST.

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 9/05/2015

DUMICAN MOSEY ARCHITECTS

MEMORANDUM

Date: 17 March 2017
To: Mark Walls, P.E. Department of Building Inspection (DBI), City of San Francisco
From: Anastasia Bespalova – Dumican Mosey Architects
Subject: 2417 Green Street, San Francisco, CA. 94123 – Pre-Application Plan Review Meeting. Conclusions

The purpose of this memo is to request a Pre-Application Meeting for the proposed project at 2417 Green Street, San Francisco, CA. 94123. Please find outlined below, the Proposed Project Description and 2016 California Building Code (CBC) Questions, as well as the Schematic Design set of drawings, dated 16 February 2017 & copies of CBC sections, referenced below.

The purpose of this letter is to document the findings and conclusions of our Pre-Application Plan Review Meeting with you on 15 March, 2017. At that meeting we presented and reviewed building code questions related to our interpretation of the code relative to the project. Pre-Application Plan Review Set of drawings, dated 24 February 2017 showing the proposed project that consists of the remodel, alterations, and addition to an existing 4-story over basement, single-family residence was provided for the reference. Per our meeting, the following conclusions were made:

1. Construction Type and Sprinklers: The proposed project will result in a 4 story over basement, single family residential building (R-3), construction type V-B. NFPA 13R sprinkler system is permitted in buildings occupancy group R-3, up to and including 4 stories in height, not exceeding 60' in height above grade plane per Section 903.3.1.2. **Please confirm that construction type V-B with NFPA 13R sprinkler system is permitted for the single family residence with height 4 stories above basement and (+/-) 50'-8" above grade plane.**

   Conclusion: Building construction type V-B, fully sprinklered with NFPA 13R sprinkler system is confirmed for the proposed project.

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2. Protected Openings, Property Line Windows: Per Table 705.8 unprotected openings are not permitted when the fire separation distance is 0'-0" (property line windows). Administrative Bulletin AB-009 of SFBC provides case-by-case review to allow protected openings closer to property lines than permitted by the Table 705.8. Such openings shall be protected with fire assemblies such as fire shutters or rated window assemblies. Per an exception to Section 705.8.2 opening protectives are not required where the building is equipped throughout with an automatic sprinkler system NFPA 13 (Section 903.3.1.1) and the exterior openings are protected by a water curtain using automatic sprinklers approved for this use. **Please confirm that the water curtain exception (w/ NFPA 13 Sprinkler System throughout, ordinary temperature, quick-response type heads installed within 18" of the openings and spaced at 6'-0" min on center, on the interior of the building only) in lieu of fire rated window assemblies or fire shutters can be applied to a property line windows if other provisions of Local Equivalency AB-009 are met.**

   Conclusion: The request for the openings in property line walls will be reviewed on a case-by-case basis. The use of Pyrostop® glazing assembly or an upgrade to NFPA13 sprinkler system throughout with WS sprinkler heads, installed at the interior side of window openings would be acceptable. In the case where a corner window is proposed with one face parallel to the property line and second face perpendicular to the property line, with butt-glazed corner between the faces, the rated assembly must turn the corner or WS sprinkler heads must turn the corner. WS sprinklers must be installed per manufacturer instructions to achieve a continuous water curtain. Additionally, an NFPA-13R sprinkler system is also acceptable with compatable hydraulic calcs for the WS head MGW

3. Number of Exits: Per Section 1006.3.2(4) a single exit from any story or occupied roof is permitted in R-3 occupancies. Common path of travel distance on the floors basement through floor 3 above grade plane is unlimited and maximum common path of egress travel distance on 4th floor above grade shall be 125' max (Table 1006.3.2(1)). The path of egress travel to an exit shall not pass through more than one adjacent story (Section 1006.3). To meet mentioned above code requirements two exits are provided from the proposed building. Exit access doorway #1 is the main entry door located on Floor 1. It opens directly to the public way. Exit access travel distance from the most remote point on each floor to the main entry door does not exceed 250' (Table 1017.2). Exit access doorway #2 is located on Floor 2 and connects with public way through the 1-hr fire resistance rated exterior exit passageway. Exit access travel distance from the most remote point on Floor 4 to the exit access doorway #2 is 124' <125' and meets the requirements of Table 1006.3.2(1) for common path of egress travel distance from 4th floor above grade. The path of egress travel from Floor 4 to the exit access doorway #2 passes through one adjacent story – Floor 3. Travel distance from the most remote point on floor 4 to a stairway on the same floor is 46'>50' per requirements of Section 1016.3 of SFBC. **Please confirm that the proposed design of the egress system meets the requirements the requirements of CBC and SFBC codes.**

   Conclusion: Confirmed. The design of egress system meets the requirements of the Code. Two exits from the building are provided. Travel distance from the most remote point on floor 4 to the exit access doorway is less than 125'. Exterior exit passageway connecting exit access doorway with

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public way shall be 1-hr fire resistance rated at walls and ceiling. Electrical, gas meters or any other equipment shall not be located in the passageway.

Note: The maximum common path of egress travel shall not exceed 125' in a two exit structure (Full Sprinkler) MGW

Fire-Resistance Rating at Exterior Walls: Per Section 705.5 where fire resistance rating of exterior walls is required per Table 601 and 602, the walls shall be rated for exposure to fire from both sides. Existing to remain property line walls at the subject building are inaccessible from the exterior side where they are located against the property line walls of the adjacent buildings. **Please confirm that fire rating from interior side only at such existing walls can be acceptable.**

Conclusion: Confirmed. Existing to remain property line walls inaccessible from the exterior side are permitted to be rated from an interior side only. Two layers of 5/8" Type-X gypsum wall board provide an equivalent of 1-hr fire resistance rating (80 min per Table 722.2.1.4(2).

Further understandings:

A. The scope of this pre-application review is limited to the questions submitted by the applicant. Code issues not addressed at the pre-application process will be addressed at the time of permit application plan review.
B. Pre-Application Meeting notes to be included in the plan sets, superimposed, on the same size paper as plans. These understandings shall not be presumed to give authority to violate or cancel the provisions of the San Francisco Building Code, the San Francisco Fire Code or any other applicable laws and regulations.
C. The decision is not to be used as a precedent since it is intended to apply only to this particular situation. Please be advised that this response is based upon the accuracy and completeness of information supplied by the applicant to the Department of Building Inspection, City of San Francisco.

Please find attached a copy of this letter for your signature, please sign and return one copy to us.

M. Walls 4-4-17

Mark Walls – City of San Francisco Date

cc: Chris Durkin – Owner
Eric Dumican – Dumican Mosey Architects

M. Walls
Mark Walls, DBI
APR 04 2017

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
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Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

WATER FLOW INFO & PRE-APP PROJECT REVIEW CONCLUSIONS

Sheet Number

A0.6

City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

Edwin M. Lee, Mayor
Barbara A. Garcia, MPA, Director of Health
Stephanie K. J. Cushing, MSPH, CHMM, REHS
Environmental Health Director

WAIVER FROM SAN FRANCISCO HEALTH CODE ARTICLE 22A (MAHER ORDINANCE)

Compliance with Article 22A of the San Francisco Health Code is required for all sites that require a permit from the Department of Building Inspection, will move or excavate at least 50 cubic yards (38.23 m^3) of soil and/or that have the potential to contain hazardous materials in soil and/or groundwater or are within the mapped Article 22A (Maher) area. Sites subject to Article 22A may be granted a waiver by the San Francisco Department of Public Health per Section A.4. of Article 22A which states, "The Director may waive the requirements imposed by this Article if the applicant demonstrates that the property has been continuously zoned as residential under the City Planning Code since 1921, has been in residential use since that time, and no evidence has been presented to create a reasonable belief that the soil and/or groundwater may contain hazardous substances. In these circumstances, the Director shall provide the applicant and the Director of Building Inspection with written notification that the requirements of this Article have been waived."

The following information and documents were submitted in support of the Waiver:

- ☒ Site history information and/or environmental/geotechnical documents
- ☒ Project plans and elevation Drawings AND excavation, trenching grading plans
- ☐ Current or former underground storage tank operation and removal documents, as applicable

PROPERTY/PROJECT INFORMATION

Address: 2417 Green Street Block/Lot: 0560 / 028 SMED No.: 1534

Owner/Proponent name: Chris Durkin (Chris@durkinincorporated.com) Contact Name/ phone: Eric Dumican (415) 495-9322 (edumican@dumicanmosey.com)

Proponent Address: 474 EUCILD AVENUE, SAN FRANCISCO, CA. 94118

Current Site Use: Single Family Residence Proposed Site Use: Single Family Residence

If residential use only, approximate year residential only use began: 1907

COMMENTS:

The San Francisco Department of Public Health has determined that:

- ☒ The project Property has been continuously zoned as residential since at least 1921 AND the available information does not indicate potential or known the soil and/or groundwater contamination by contain hazardous substances or materials. AND The site use will remain as residential or a less sensitive land use.
- ☐ Less than 50 Cubic Yards of soil will be disturbed by the proposed project AND the available information does not indicate potential or known the soil and/or groundwater contamination by contain hazardous substances or materials.
- ☐ A former underground storage tank removed from the residential site or nearby residential site, does not present a significant health or environmental risk to the project property based on the information available from publically available state databases and SF DPH files.

SFDPH Recommendations:

- ☐ Site Soils are known to, or may, contain fill material. Fill material associated with the 1906 Earthquake and Fire or other fill materials in San Francisco may contain elevated lead concentrations among other potential contaminants. SF DPH recommends that excavated fill soils be segregated, stored on plastic sheeting and chemically analyzed for contaminants prior to soil reuse or as required by the disposal facility prior to disposal. The analyses considered may include the analytes listed in the Maher Ordinance, which include: Metals, volatile and semi volatile organic compounds, cyanide and petroleum hydrocarbons. Any remaining soils with elevated contaminants should be capped by the building, hardscape or at least one foot of clean soil over a visual physical barrier such as expanded plastic geogrid, or similar material.
- ☒ Construction activities should follow a work health and safety plan and dust control measures.

San Francisco Department of Public Health **GRANTS A WAIVER FROM THE REQUIREMENTS OF THE SF HEALTH CODE ARTICLE 22A FOR *THE SPECIFIED PROJECT ONLY* BASED ON THE SITE CRITERIA AND CHARACTERISTICS LISTED ABOVE.** Should you have any questions please contact the San Francisco Department of Public Health, Site Assessment and Mitigation Program (DPH SAM) at (415) 252-3800.

Stephanie K. J. Cushing, MSPH, CHMM, REHS
Director of Environmental Health
San Francisco Department of Public Health

Date: 28 March 2017

cc: Jeanie Poling, Environmental Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479
jeanie.poling@sfgov.org

Ed Sweeney, Deputy Director of Inspection Services
San Francisco Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103
edward.sweeney@sfgov.org

1390 Market Street, Suite 210, San Francisco, CA 94102
Phone 415-252-3800 | Fax 415-252-3875

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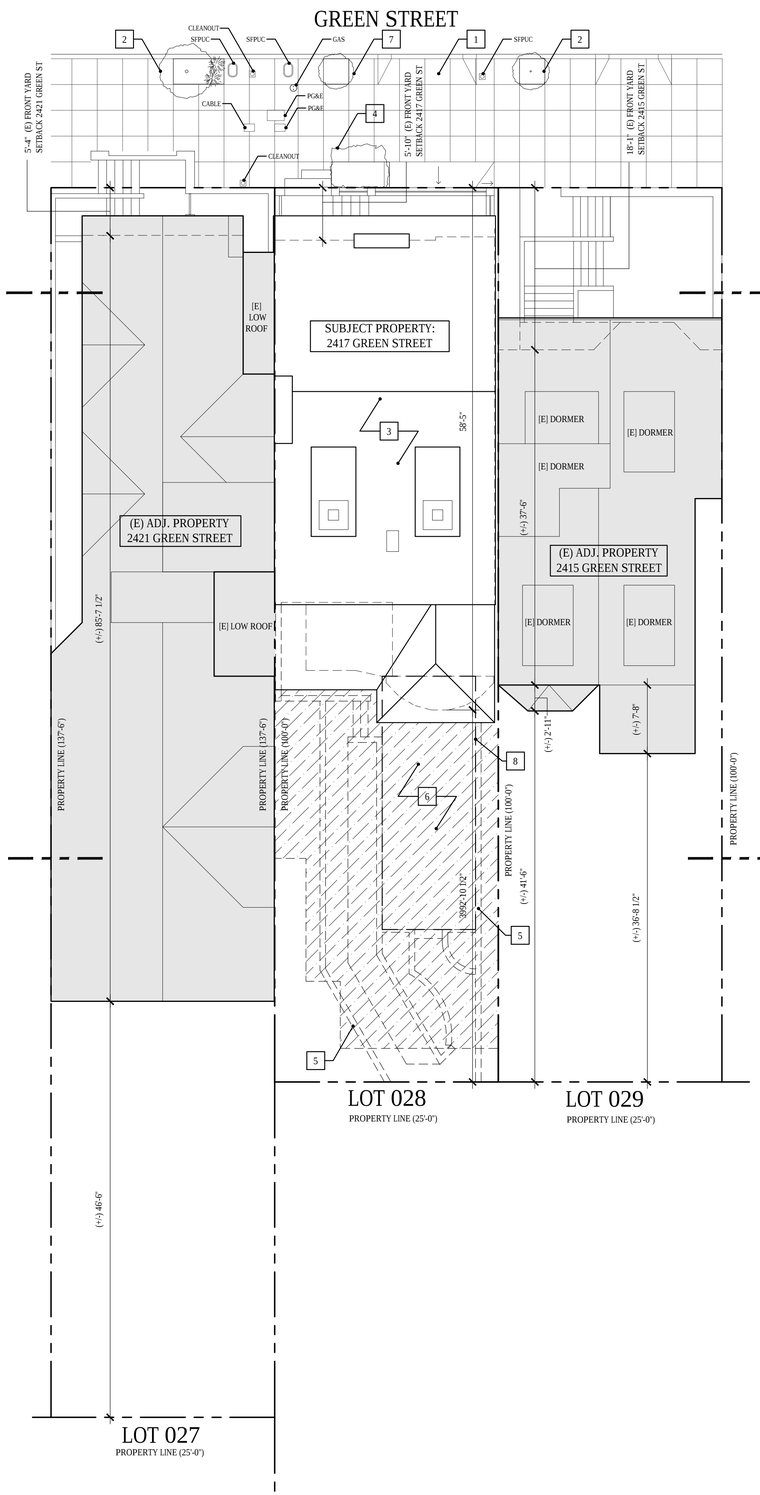
Drawing Title

MAHER ORDINANCE WAIVER

Sheet Number

A0.7

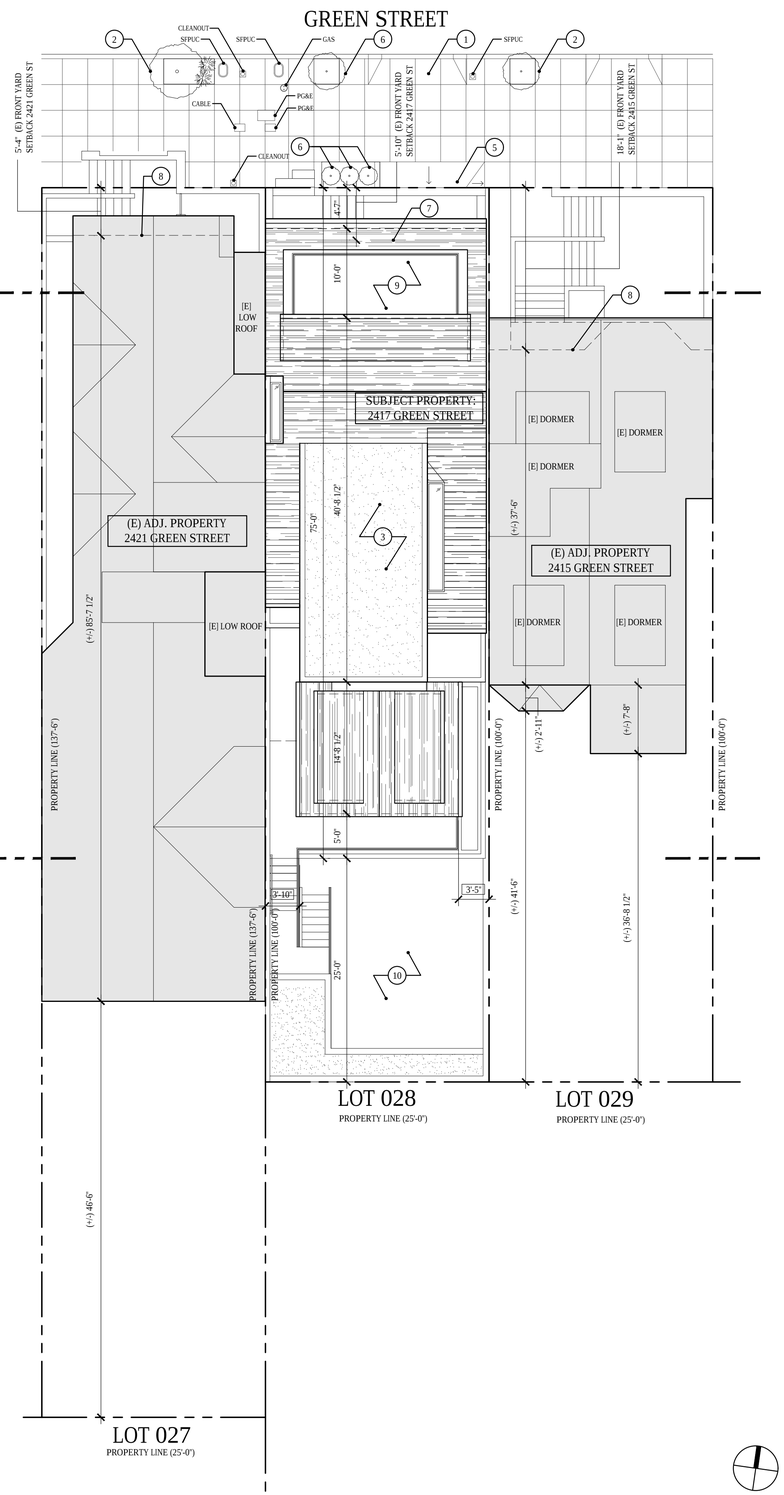


1 EXISTING SITE PLAN

1/8"=1'-0"

11'-9" FRONT SETBACK AVG. ADJ. BUILDINGS

25% REAR-YARD SETBACK [SEC. 134(a)(1)]



2 PROPOSED SITE PLAN

1/8"=1'-0"

8 0 8 16

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

GENERAL SITE PLAN NOTES

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
2. REFER TO SHEETS D1.0-D1.5 AND A1.0-A1.5 FOR ADDITIONAL FLOOR PLANS AND INFORMATION

DEMOLITION SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF [E] BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. REMOVE [E] WALLS & LANDSCAPING, TEMPORARILY BRACE SOIL TO PREVENT EROSION AND DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS PER SFBMP
6. EXCAVATE AS REQUIRED FOR [N] CONSTRUCTION
7. REMOVE [E] SIDEWALK LANDSCAPING
8. OUTLINE OF [E] USABLE OPEN SPACE (+/-)296 SQ.FT.

PROPOSED SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF PROPOSED BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. [E] RAMP AT GARAGE TO REMAIN
6. [N] STREET TREE
7. (E) FRONT WALL TO REMAIN AT SUBJECT PROPERTY
8. (E) FRONT WALL TO REMAIN AT ADJACENT PROPERTY
9. PRIVATE USABLE OPEN SPACE FOR MAIN UNIT
10. COMMON USABLE OPEN SPACE

USABLE OPEN SPACE CALCULATIONS:

MAIN UNIT USABLE OPEN SPACE:
PRIVATE (ROOF DECK AT 4TH FLOOR): 140 SQ.FT.
ADDITIONAL USABLE OPEN SPACE REQUIRED:
160 X 1.33 = 212 SQ.FT. (COMMON SPACE AT REAR YARD)

ACCESSORY DWELLING UNIT USABLE OPEN SPACE:
COMMON SPACE REQUIRED: 400 SQ.FT. (COMMON SPACE AT REAR YARD)

TOTAL COMMON USABLE OPEN SPACE (REAR YARD): 625 SQ.FT.
212 SQ.FT. + 400 SQ.FT. = 612 SQ.FT. REQ'D; 625 SQ.FT. PROVIDED

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQ'S.

- ZONING DISTRICT:	RH-1 (RESIDENTIAL - HOUSE, ONE FAMILY)
- MIN. LOT AREA:	2500 SQ.FT.
- MIN. LOT WIDTH:	25'-0"
- SIDE YARD SETBACK:	NONE REQUIRED
- FRONT YARD SETBACK:	BASED ON AVERAGE OF ADJACENT PROPERTIES. IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15' OR 15% OF LOT DEPTH.
- REAR YARD SETBACK:	- 25% OF THE TOTAL LOT DEPTH, BUT IN NO CASE LESS THAN 15'. [REF. SEC. 134(a)(1)]
- PERMITTED OBSTRUCTIONS:	PERMITTED OBSTRUCTIONS INTO SETBACKS: MIN. 7'-6" HEADROOM FOR OVERHEAD HORIZONTAL PROJECTIONS. MAX. 3'-0" DEPTH FOR PROJECTIONS INTO REQUIRED OPEN AREA. THE COMBINED LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA IS LIMITED TO 2/3 OF THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL. (REF. SEC. 136 (c)(3))
- USABLE OPEN SPACE:	- 300 SQ.FT. MIN - PRIVATE OPEN SPACE PER UNIT; 400 SQ.FT MIN - COMMON OPEN SPACE PER UNIT; 6'-0" MIN DIMENSION & 36 SQ.FT. MIN AREA ON DECK OR BALCONY; 10'-0" MIN DIMENSION & 100 SQ.FT. MIN AREA ON GRADE. (REF. SEC. 135 & TABLE 135A) - OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY
- MAX. HEIGHT LIMIT:	- 35' [REF. SEC. 261(b)(1)] - 30' AT FRONT SETBACK, THEN INCREASE AT AN ANGLE OF 45 DEGREES TOWARD THE REAR OF LOT UNTIL THE HEIGHT LIMIT IS 35' [REF. SEC. 261(c)(1)] - HEIGHT LIMIT AT THE FRONT PORTION OF THE BUILDING CAN BE INCREASED TO THE AVERAGE OF THE HEIGHTS OF THE TWO ADJACENT BUILDINGS [REF.SEC. 261(b)(2)] - DORMERS AT ROOF CAN BE EXEMPT FROM HEIGHT LIMIT UP TO 10' ABOVE HEIGHT LIMIT. SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED [REF. SEC. 261(b)(1)(B)]
- NUMBER OF PARKING SPACES:	ONE SPACE MIN PER DWELLING UNIT (REF. TABLE 151); THREE SPACES MAX WHERE ONE SPACE IS REQUIRED (REF. SEC. 151(c)).
- BICYCLE PARKING:	ONE CLASS 1 SPACE PER DWELLING UNIT IS REQUIRED (REF. TABLE 155.2.10 & ZONIN ADMINISTRATOR BULLETIN NO.9)

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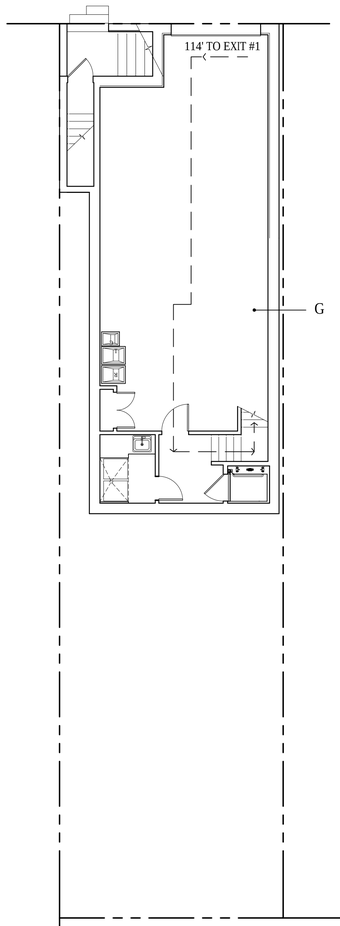
Drawing Title

EXISTING AND PROPOSED SITE PLAN

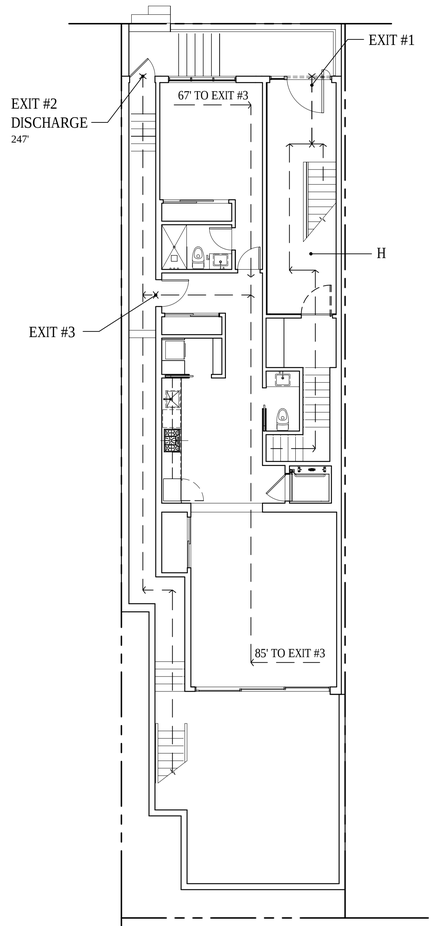
Sheet Number

A0.8



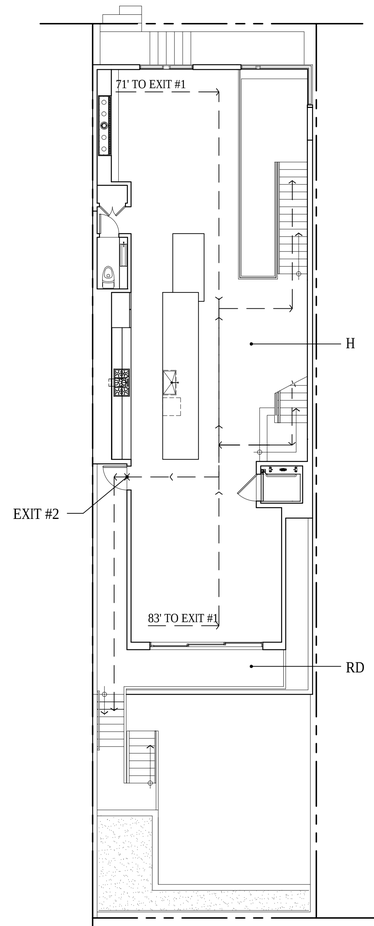
*BASEMENT:
- GARAGE: (+/-) 809 GSF.
- HABITABLE AREA: (+/-) 145 GSF.

EXITING FROM BASEMENT:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



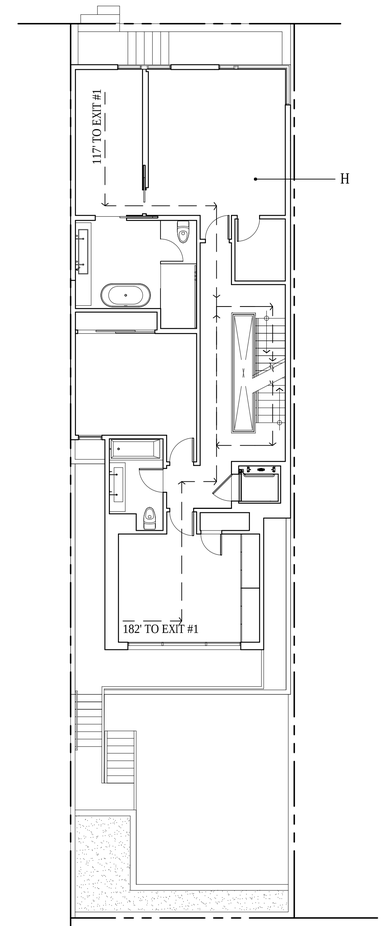
*FIRST FLOOR:
- MAIN UNIT HABITABLE AREA: (+/-) 250 GSF.
- ADU HABITABLE AREA: (+/-) 925 GSF.
- FRONT PORCH/ROOF DECK: (+/-) 114 GSF.

EXITING FROM FIRST FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



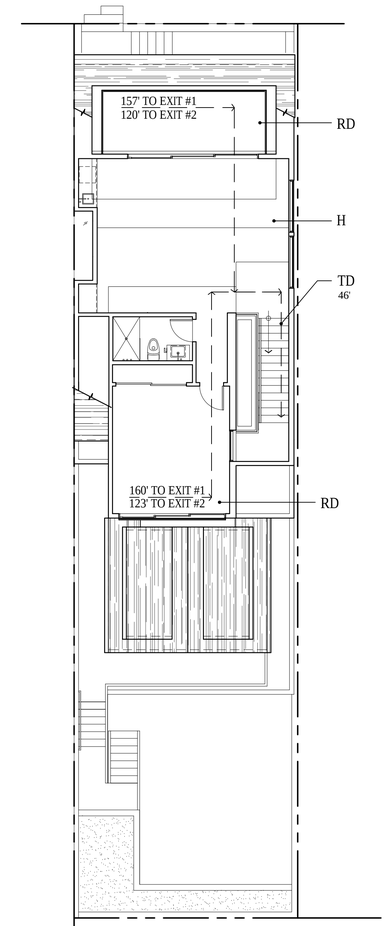
*SECOND FLOOR:
- HABITABLE AREA: (+/-) 1,239 GSF.
- ROOF DECK: (+/-) 158 GSF.

EXITING FROM SECOND FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



*THIRD FLOOR:
- HABITABLE AREA: (+/-) 1,347 GSF.

EXITING FROM THIRD FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



*FOURTH FLOOR:
- HABITABLE AREA: (+/-) 806 GSF.
- ROOF DECK: (+/-) 127 GSF.

EXITING FROM FOURTH FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE:
124' < 125' PER CBC TABLE 1006.3.2 (1)

LEGEND

- - - → - - -	PATH OF EXIT ACCESS TRAVEL
57'	MAXIMUM ***TOTAL*** TRAVEL DISTANCE TO EXIT DISCHARGE FROM FLOOR
TD 47'	MAX TRAVEL DISTANCE ON FLOOR TO STAIRWAY
H	HABITABLE AREA
G	GARAGE / MECHANICAL
RD	ROOF DECK
EXIT	EXTERIOR EXIT DOOR

OCCUPANCY LOAD CALCULATIONS

- MAIN UNIT TOTAL HABITABLE AREA : (+/-) 3,871 GSF.
- ADU TOTAL HABITABLE AREA : (+/-) 925 GSF.
- GARAGE: (+/-) 809 GSF.
- TOTAL ROOF DECK: (+/-) 399 GSF.

-OCCUPANCY LOAD (R-3) = HABITABLE + ROOF DECK AREA: (+/-) 5,195 GSF / 200 = 27
-OCCUPANCY LOAD (U) = GARAGE: (+/-) 809 GSF / 200 = 5

*NOTE:
FOR THE PURPOSE OF OCCUPANCY LOAD CALCULATIONS GROSS FLOOR AREA IS MEASURED AS AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING PER CBC SECTION 1002.

EGRESS EXITING CALCULATIONS

TWO EXITS FROM THE BUILDING TO PUBLIC WAY ARE PROVIDED (EXIT #3 USES EXIT #2 DISCHARGE TO PUBLIC WAY)

MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE:
124' < 125' PER CBC TABLE 1006.3.2 (1)
(FROM FLOOR 4 TO EXIT #2, LOCATED ON FLOOR 2)

TRAVEL DISTANCE FROM THE MOST REMOTE OCCUPIED POINT TO A STAIRWAY ON FLOOR 4 IS +/- 46' < 50' (1016.3, SFBC 2016)

EXIT ACCESS TRAVEL DISTANCE FROM THE MOST REMOTE OCCUPIED POINT ON FLOOR 4 TO EXIT #2 DISCHARGE TO PUBLIC WAY IS +/- 247' < 250' (1017.2, SFBC 2016)

SUMMARY OF PRIMARY BUILDING CODE REQUIREMENTS

CHAPTER 5. GENERAL BUILDING HEIGHTS AND AREAS:

TABLE 504.3, 504.4, 506.2 ALLOWABLE BUILDING HEIGHTS AND AREA
CONSTRUCTION TYPE V-B: EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM S13R, 60'; 4 STORIES ABOVE GRADE PLANE, AREA UNLIMITED

CHAPTER 6. TYPES OF CONSTRUCTION:

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PRIMARY STRUCTURAL FRAME: NO FIRE RESISTANCE RATING EXTERIOR BEARING WALLS: NO FIRE RESISTANCE RATING INTERIOR BEARING WALLS: NO FIRE RESISTANCE RATING NON-BEARING WALLS INTERIOR OR EXTERIOR: NO RATING

TABLE 602 (h) FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE. OCCUPANCY R-3 EQUIPPED W/ AUTOMATIC SPRINKLER SYSTEM
EXTERIOR WALLS, FIRE SEPARATION DISTANCE LESS THAN 3': 1-HR RATING.
EXTERIOR WALLS, FIRS SEPARATION DISTANCE MORE THAN 3': NO RATING

CHAPTER 7. FIRE AND SMOKE PROTECTION FEATURES:

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
FIRE SEPARATION DISTANCE LESS THAN 3': OPENINGS NOT PERMITTED
FIRE SEPARATION DISTANCE 3'-5': 25% OF AND EXTERIOR WALL IN A STORY
FIRE SEPARATION DISTANCE 5' OR MORE: UNLIMITED

SECTION 705.8.1 ALLOWABLE AREA OF OPENINGS, EXCEPTION 2
WHERE EXTERIOR WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE RESISTANCE RATED, ALLOWABLE AREA OF OPENINGS IS UNLIMITED

SFPC AB-009: LOCAL EQUIVALENCY FOR APPROVAL OF NEW OPENINGS IN NEW AND EXISTING BUILDING PROPERTY LINE WALLS
CASE-BY-CASE REVIEW TO ALLOW PROTECTED OPENINGS CLOSER TO PROPERTY LINES THAN PERMITTED BY TABLE 705.8

SECTION 705.11 PARAPETS, EXCEPTION 4.3
OPENINGS IN ROOF CLOSER THAN 5' TO EXTERIOR FIRE RATED WALL, MEASURED FROM INTERIOR SIDE OF WALL: PROVIDE FIRE-RATED PARAPET WALL, 30" (H) MIN

SECTION 705.11 PARAPETS, EXCEPTION 5.1
TYPE V-B, GROUP R-3 WITH A CLASS C ROOF COVERING: EXTERIOR WALL CAN BE TERMINATED AT UNDERSIDE OF ROOF SHEATHING. THE ROOF SHEATHING TO BE CONSTRUCTED OF NON-COMBUSTABLE MATERIAL FOR A DISTANCE OF 4'.

SECTION 713.4 SHAFT ENCLOSURES, FIRE RESISTANCE RATING
ELEVATOR SHAFT ENCLOSURE TO BE NOT LESS THAN 2-HR FIRE RESISTANCE RATING WHEN CONNECTING 4 STORIES OR MORE.

SECTION 713.5 SHAFT ENCLOSURES, CONTINUITY
SHAFT ENCLOSURES TO BE CONSTRUCTED AS FIRE BARRIERS AND SHALL HAVE CONTINUITY FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF SHEATHING AND BE SECURELLY ATTACHED THERETO AS WELL AS HAVE CONTINUITY THROUGH CONCEALED SPACE.

TABLE 716.5 FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATING
REQ. ASSEMBLY RATING: 1-HR; MIN. FIRE DOOR FOOR ASSEMBLY RATING: 45 MIN

TABLE 716.5 SHAFT ENCLOSURE
REQ. ASSEMBLY RATING: 2-HR; MIN. FIRE DOOR FOOR ASSEMBLY RATING: 90 MIN

CHAPTER 10: MEANS OF EGRESS:

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL, PRIVATE GARAGE: 200 GSF

SECTION 1015.8 WINDOW OPENINGS
WHERE AN OPERABLE WINDOW OPENING IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE SILL OF THE WINDOW SHALL BE MIN 36" A.F.F. OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

SECTION 1015.8.1 : WINDOW OPENING CONTROL DEVICES
IF THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" A.F.F., THE WINDOW SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090

TABLE 1006.3.2. (1) : STORIES WITH ONE EXIT FOR R-2 & R-3 OCCUPANCIES
EXIT ACCESS TRAVEL DISTANCE UNLIMITED FOR UP TO 3RD STORY ABOVE GRADE PLANE, GROUP R-3, EQUIPPED WITH AUTOMATIC SPRINKLERS THROUGHOUT.
EXIT ACCESS TRAVEL DISTANCE : 125' FOR FOURTH STORY ABOVE GRADE PLANE.

SFBC SECTION 1014.4: VERTICAL EGRESS
FOR HABITABLE LEVEL, MORE THAN ONE STORY ABOVE AN EGRESS DOOR, THE TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO EGRESS STAIRWAY SHALL NOT EXCEED 50'.

SFBC SECTION 1030: EMERGENCY ESCAPE AND RESCUE
SLEEPING ROOMS BELOW THE 4TH STORY ABOVE GRADE PLANE TO HAVE AT LEAST ONE EMERGENCY ESCAPE OPENING. MIN. NET CLEAR OPENING: 5.7 SQ. FT., MIN. NET CLEAR HEIGHT: 24", MIN. NET CLEAR WIDTH: 20'

CHAPTER 12: INTERIOR ENVIRONMENT

SECTION 1203.5.1 VENTILATION AREA REQUIRED
MIN OPERABLE AREA OF WINDOW SHALL BE NOT LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED

SECTION 1205.2: NATURAL LIGHT
MIN NET GLAZED AREA IS 8% OF FLOOR AREA OF THE INTERIOR SPACE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

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Job No. 16112

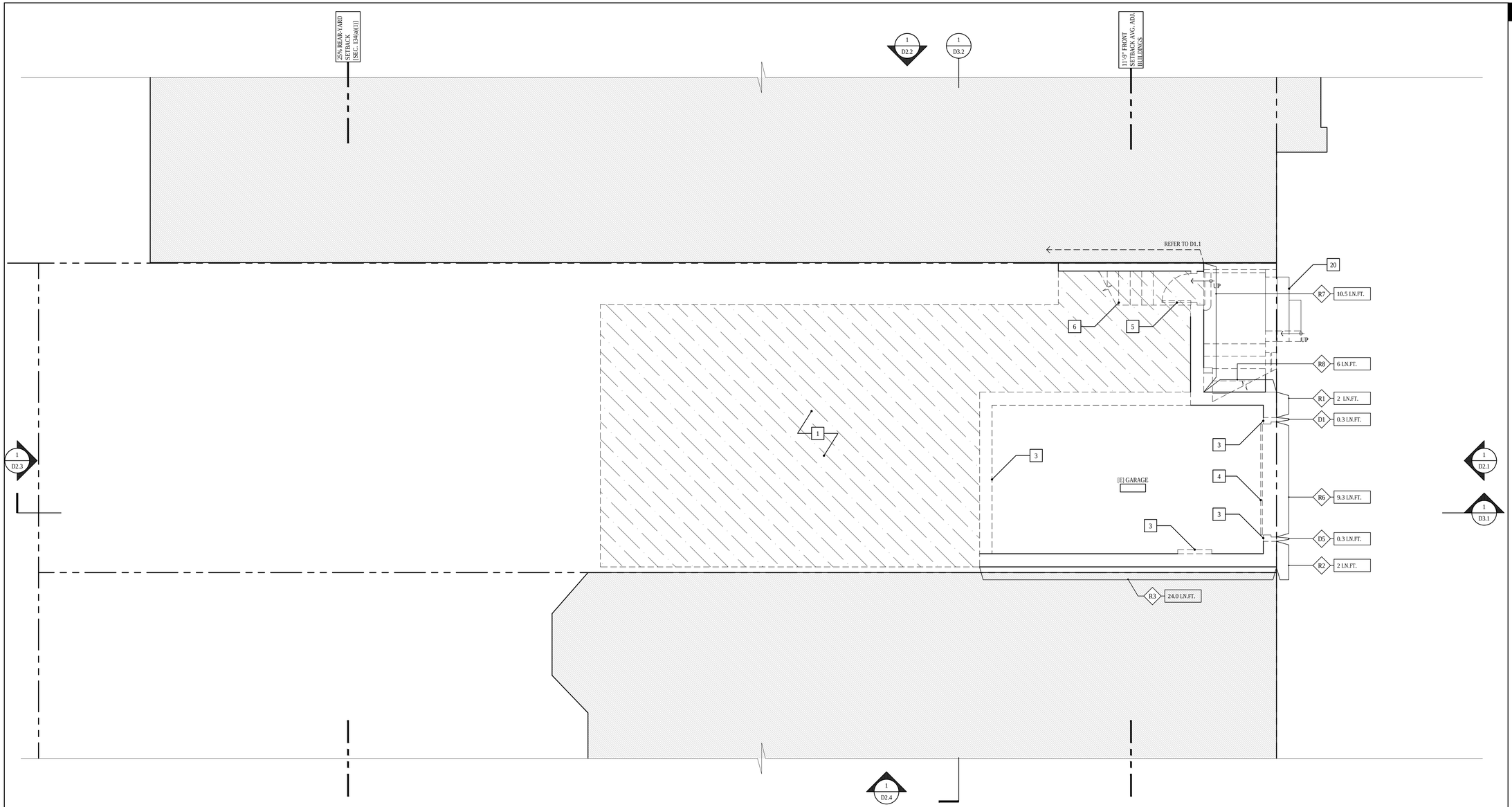
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02 10 17
	PRE-APPLICATION PLAN REVIEW	02 24 17
	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 20 17
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

EXITING DIAGRAM/ CALCULATIONS

Sheet Number

A0.9



1 EXISTING/DEMOLITION BASEMENT PLAN

1/4"=1'-0"

4 0 4 8
SCALE IN FEET: 1/4" =1'-0"

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

	LINEAR FEET OF WALL (R = REMAIN, D = DEMOLISHED)													
	R1	R2	R3	R4	R5	R6	R7	R8	TOTAL 'R'	D1	D2	D3	D4	D5	TOTAL 'D'
FRONT FACADE - EXISTING TO REMAIN	2	2	--	--	--	9.3	10.5	--	23.8 (97.5%)						
FRONT FACADE - EXISTING TO BE REMOVED										0.3		--		0.3	0.6 (2.5%)
REAR FACADE - EXISTING TO REMAIN									0 (0%)						
REAR FACADE - EXISTING TO BE REMOVED											11.2	--	13.2		24.4 (100%)
% OF REAR & FRONT FACADE									23.8 (49%)						25 (51%)
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	2	2	24	30.7	40.5	9.3	10.5	6	125 (79%)						
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										0.3	11.2	8.3	13.2	0.3	33.3 (21%)
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									125 (79%)						33.3 (21%)

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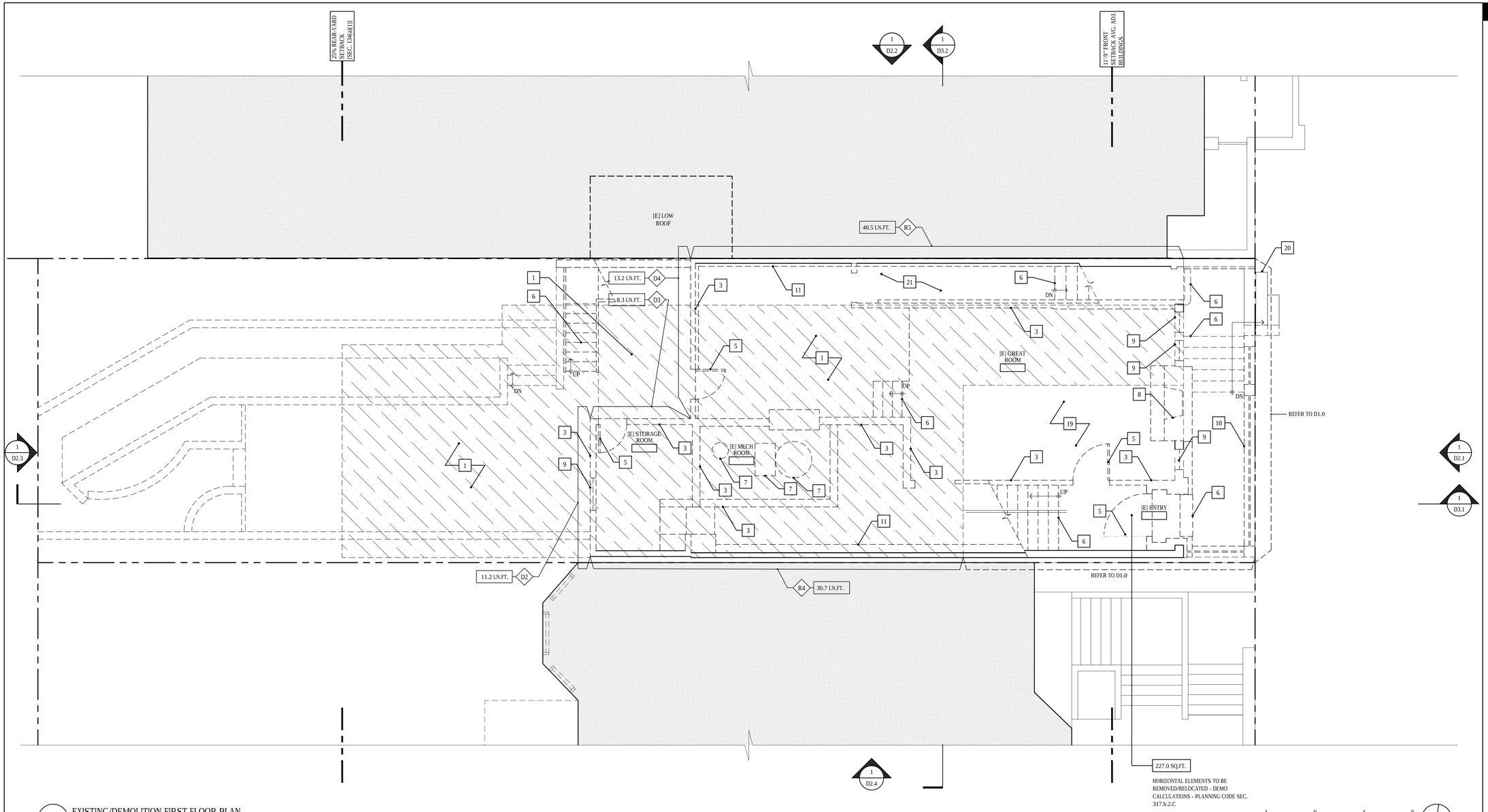
Drawing Title

EXISTING/ DEMOLITION BASEMENT PLAN

Sheet Number

D1.0



1 EXISTING/DEMOLITION FIRST FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1 EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2 REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3 REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4 REMOVE [E] GARAGE DOOR
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6 REMOVE [E] STAIR
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8 REMOVE [E] FIREPLACE
9 REMOVE [E] WINDOW ASSEMBLY
10 REMOVE [E] GUARDRAIL
11 REMOVE INTERIOR WALL FINISH
12 REMOVE [E] PLUMBING FIXTURE
13 REMOVE [E] CASEWORK
14 REMOVE [E] DORMER
15 REMOVE [E] CHIMNEY
16 [E] ROOF TO BE REMOVED BELOW
17 [E] ROOF ABOVE
18 [E] ROOF TO REMAIN
19 [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20 [E] STEPS TO REMAIN
21 EXCAVATE AS REQUIRED TO PERFORM [N] WORK AT SIDE PROPERTY LINE

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

	LINEAR FEET OF WALL (R = REMAIN, D = DEMOLISHED)													
	R1	R2	R3	R4	R5	R6	R7	R8	TOTAL 'R'	D1	D2	D3	D4	D5	TOTAL 'D'
FRONT FACADE - EXISTING TO REMAIN	2	2	--	--	--	9.3	10.5	--	23.8 (97.5%)						
FRONT FACADE - EXISTING TO BE REMOVED										0.3		--		0.3	0.6 (2.5%)
REAR FACADE - EXISTING TO REMAIN									0 (0%)						
REAR FACADE - EXISTING TO BE REMOVED											11.2	--	13.2		24.4 (100%)
% OF REAR & FRONT FACADE									23.8 (49%)						25 (51%)
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	2	2	24	30.7	40.5	9.3	10.5	6	125 (79%)						
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										0.3	11.2	8.3	13.2	0.3	33.3 (21%)
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									125 (79%)						33.3 (21%)

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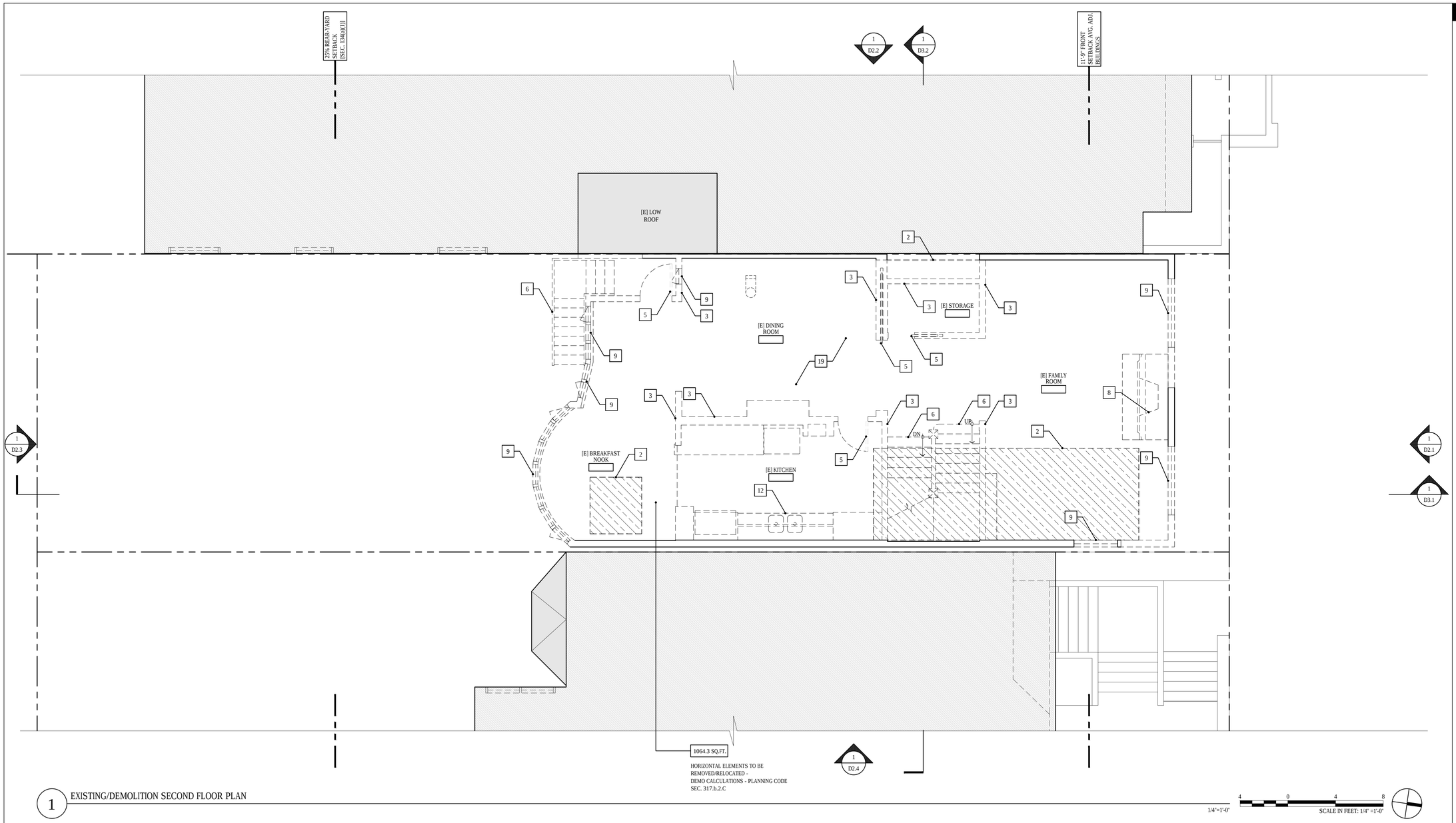
Drawing Title

EXISTING/ DEMOLITION FIRST FLOOR PLAN

Sheet Number

D1.1



1 EXISTING/DEMOLITION SECOND FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

2417 GREEN STREET

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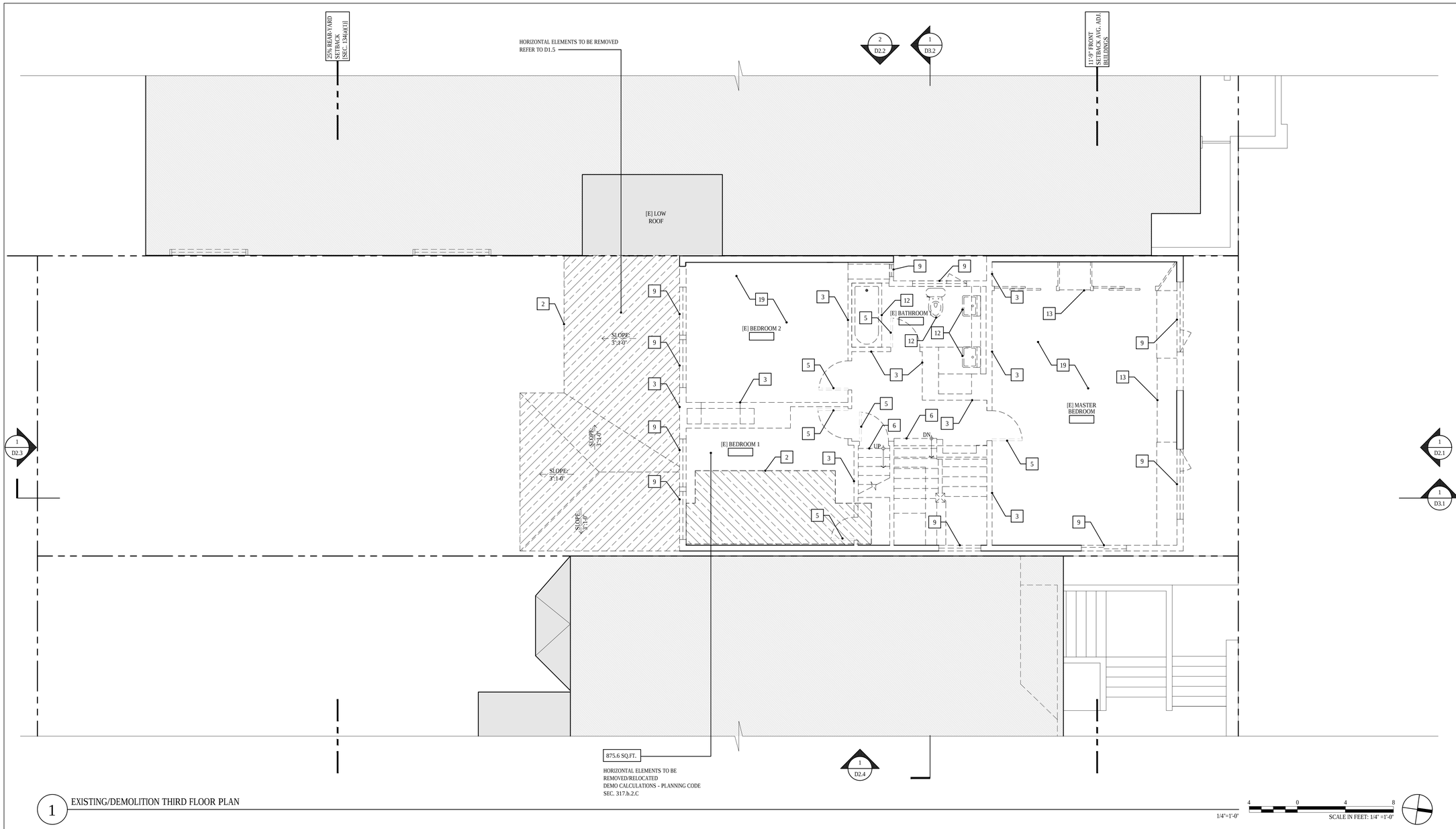
Drawing Title

EXISTING/ DEMOLITION SECOND FLOOR PLAN

Sheet Number

D1.2



1 EXISTING/DEMOLITION THIRD FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1 EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2 REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3 REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4 REMOVE [E] GARAGE DOOR
5 REMOVE [E] DOOR
6 REMOVE [E] STAIR
7 REMOVE [E] MECHANICAL EQUIPMENT
8 REMOVE [E] FIREPLACE
9 REMOVE [E] WINDOW ASSEMBLY
10 REMOVE [E] GUARDRAIL
11 REMOVE INTERIOR WALL FINISH
12 REMOVE [E] PLUMBING FIXTURE
13 REMOVE [E] CASEWORK
14 REMOVE [E] DORMER
15 REMOVE [E] CHIMNEY
16 [E] ROOF TO BE REMOVED BELOW
17 [E] ROOF ABOVE
18 [E] ROOF TO REMAIN
19 [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20 [E] STEPS TO REMAIN

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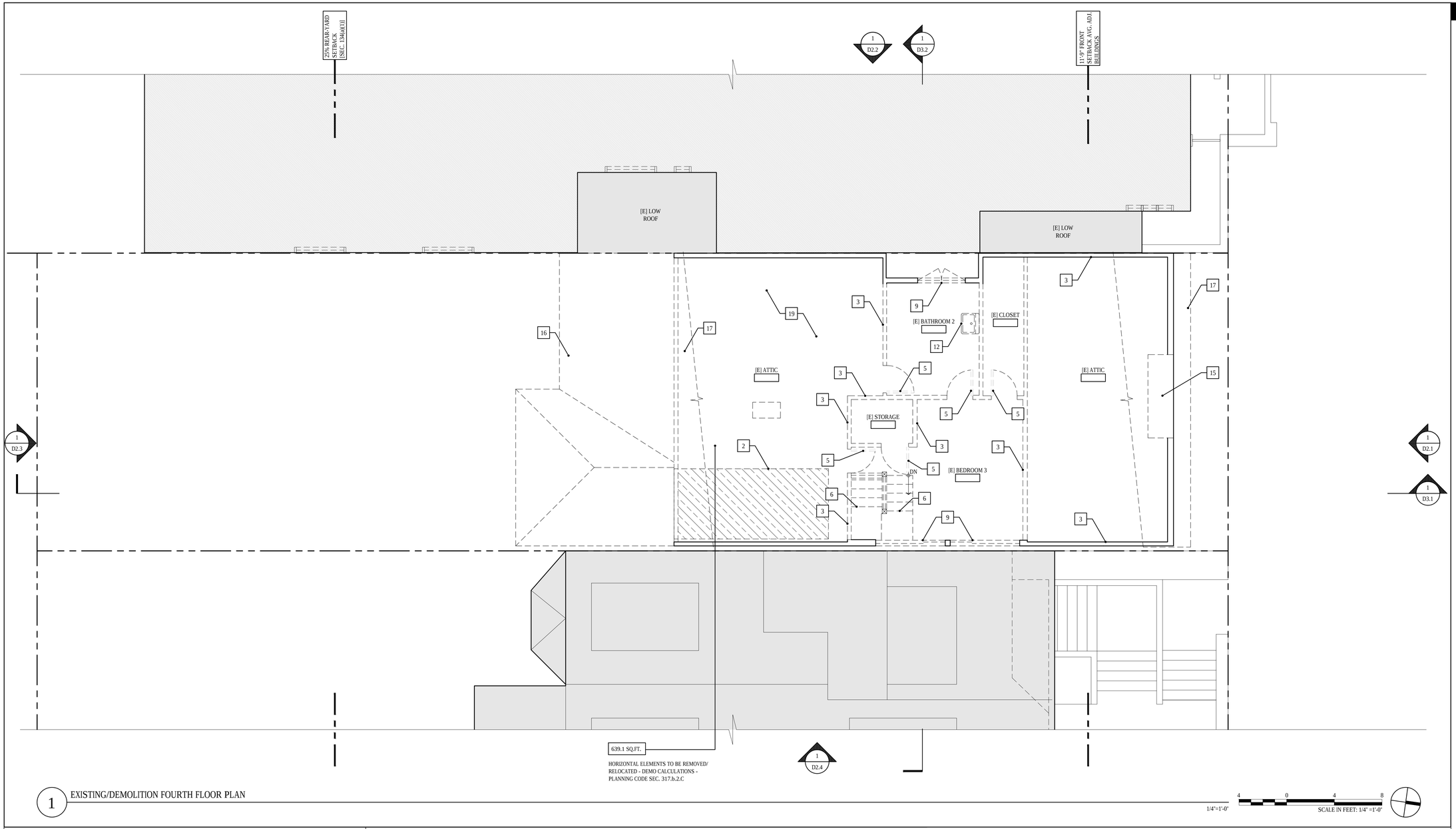
Drawing Title

EXISTING/ DEMOLITION THIRD FLOOR PLAN

Sheet Number

D1.3



1 EXISTING/DEMOLITION FOURTH FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

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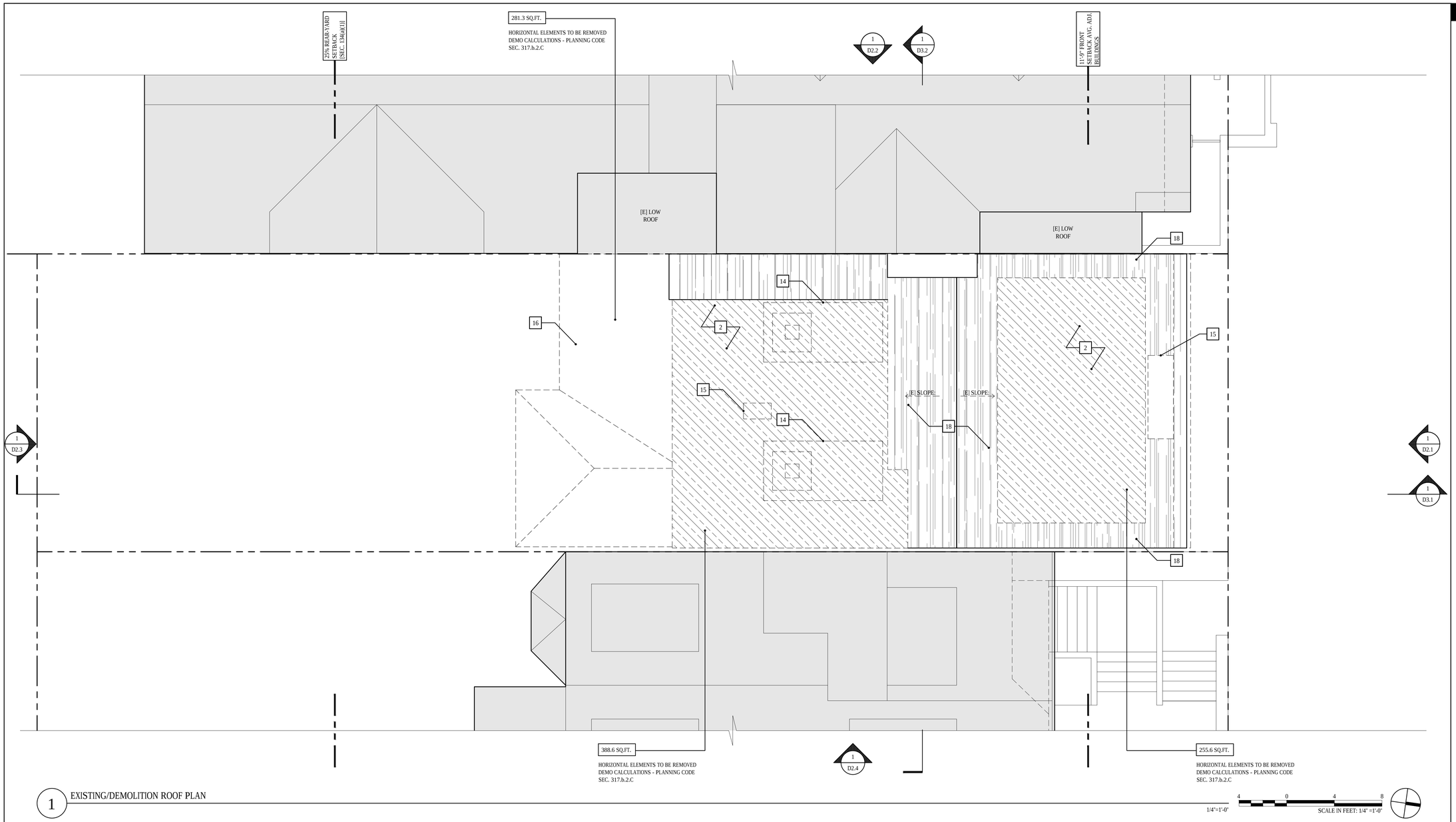
Drawing Title

EXISTING/ DEMOLITION FOURTH FLOOR PLAN

Sheet Number

D1.4



1 EXISTING/DEMOLITION ROOF PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1 EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2 REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3 REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4 REMOVE [E] GARAGE DOOR
5 REMOVE [E] DOOR
6 REMOVE [E] STAIR
7 REMOVE [E] MECHANICAL EQUIPMENT
8 REMOVE [E] FIREPLACE
9 REMOVE [E] WINDOW ASSEMBLY
10 REMOVE [E] GUARDRAIL
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13 REMOVE [E] CASEWORK
14 REMOVE [E] DORMER
15 REMOVE [E] CHIMNEY
16 [E] ROOF TO BE REMOVED BELOW
17 [E] ROOF ABOVE
18 [E] ROOF TO REMAIN
19 [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20 [E] STEPS TO REMAIN

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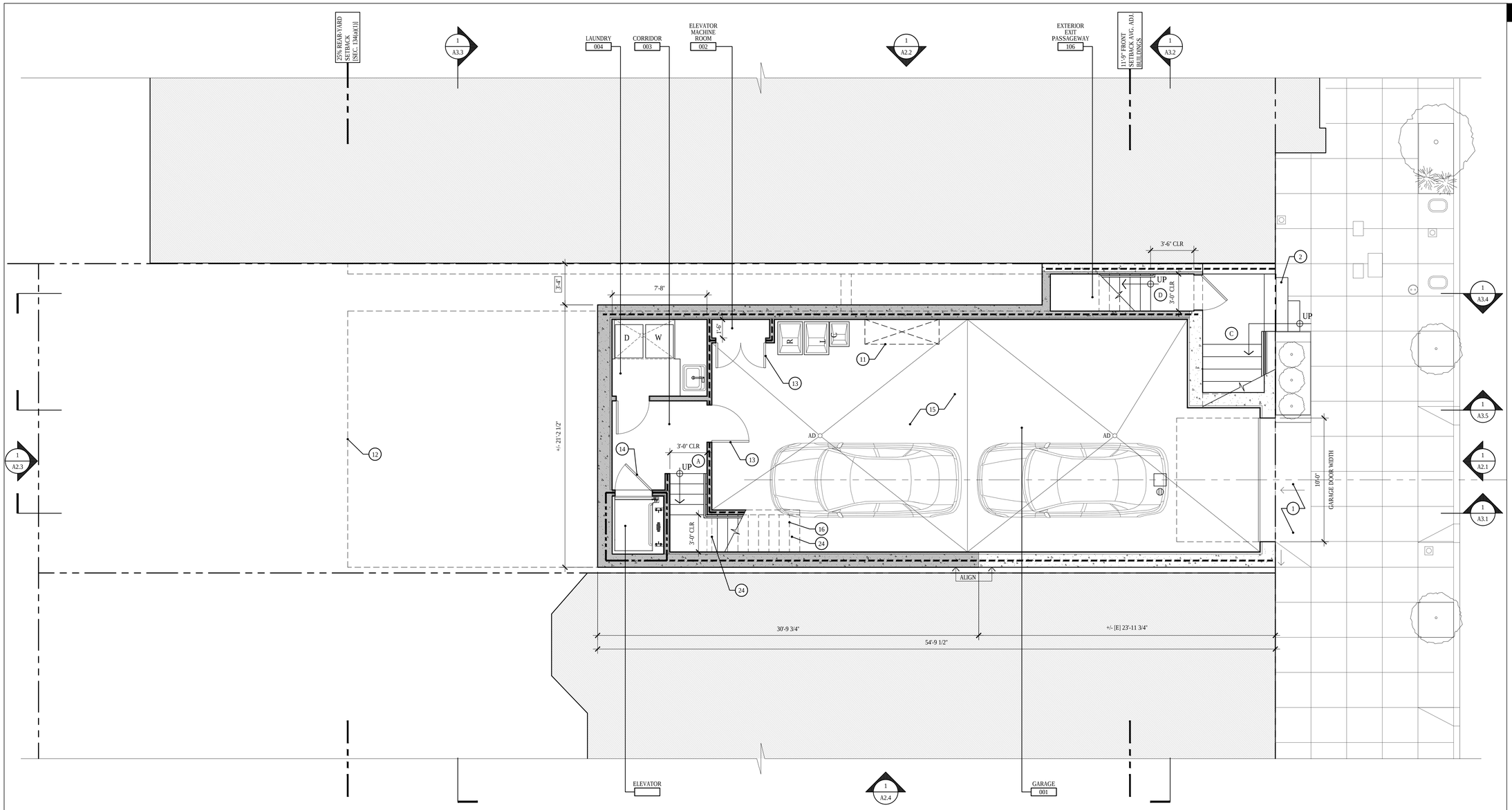
Drawing Title

EXISTING/ DEMOLITION ROOF PLAN

Sheet Number

D1.5



1 PROPOSED BASEMENT PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 14 RISERS @ +/- 7 7/16" EA = 8'-8"; 12 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D1 EXIT PASSAGEWAY STAIR 1: 6 RISERS @ +/- 7 1/16" EA = 3'-6 3/8"; 5 TREADS @ 10" EA = 4'-2"; 3'-0" CLR WIDTH
- D2 EXIT PASSAGEWAY STAIR 2: 2 RISERS @ +/- 7 1/16" EA = 1'-2 1/8"; 1 TREADS @ 10"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 3: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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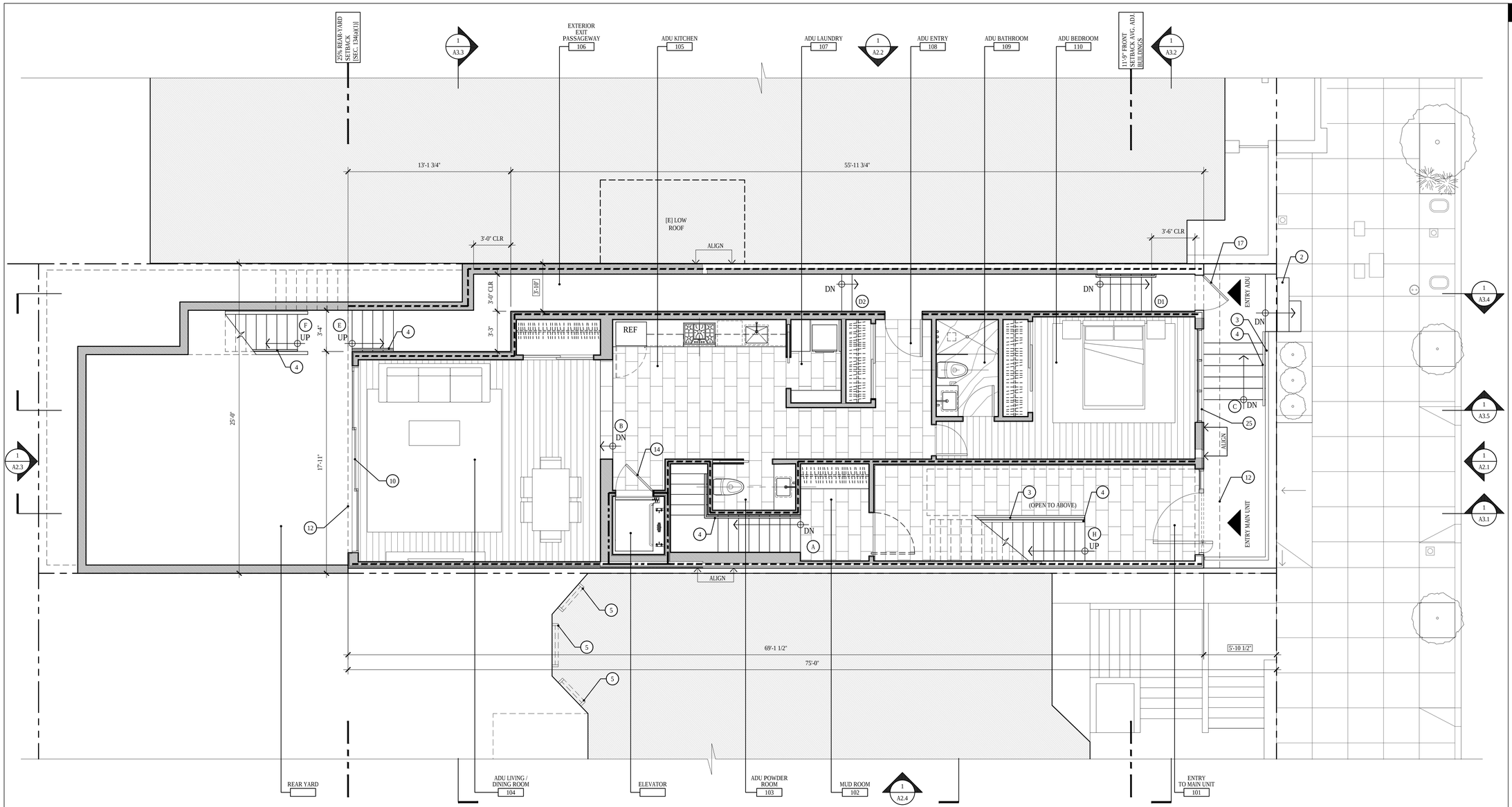
Drawing Title

PROPOSED BASEMENT PLAN [GARAGE]

Sheet Number

A1.0



1 PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 14 RISERS @ +/- 7 7/16" EA = 8'-8"; 12 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D1 EXIT PASSAGEWAY STAIR 1: 6 RISERS @ +/- 7 1/16" EA = 3'-6 3/8"; 5 TREADS @ 10" EA = 4'-2"; 3'-0" CLR WIDTH
- D2 EXIT PASSAGEWAY STAIR 2: 2 RISERS @ +/- 7 1/16" EA = 1'-2 1/8"; 1 TREADS @ 10"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 3: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
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- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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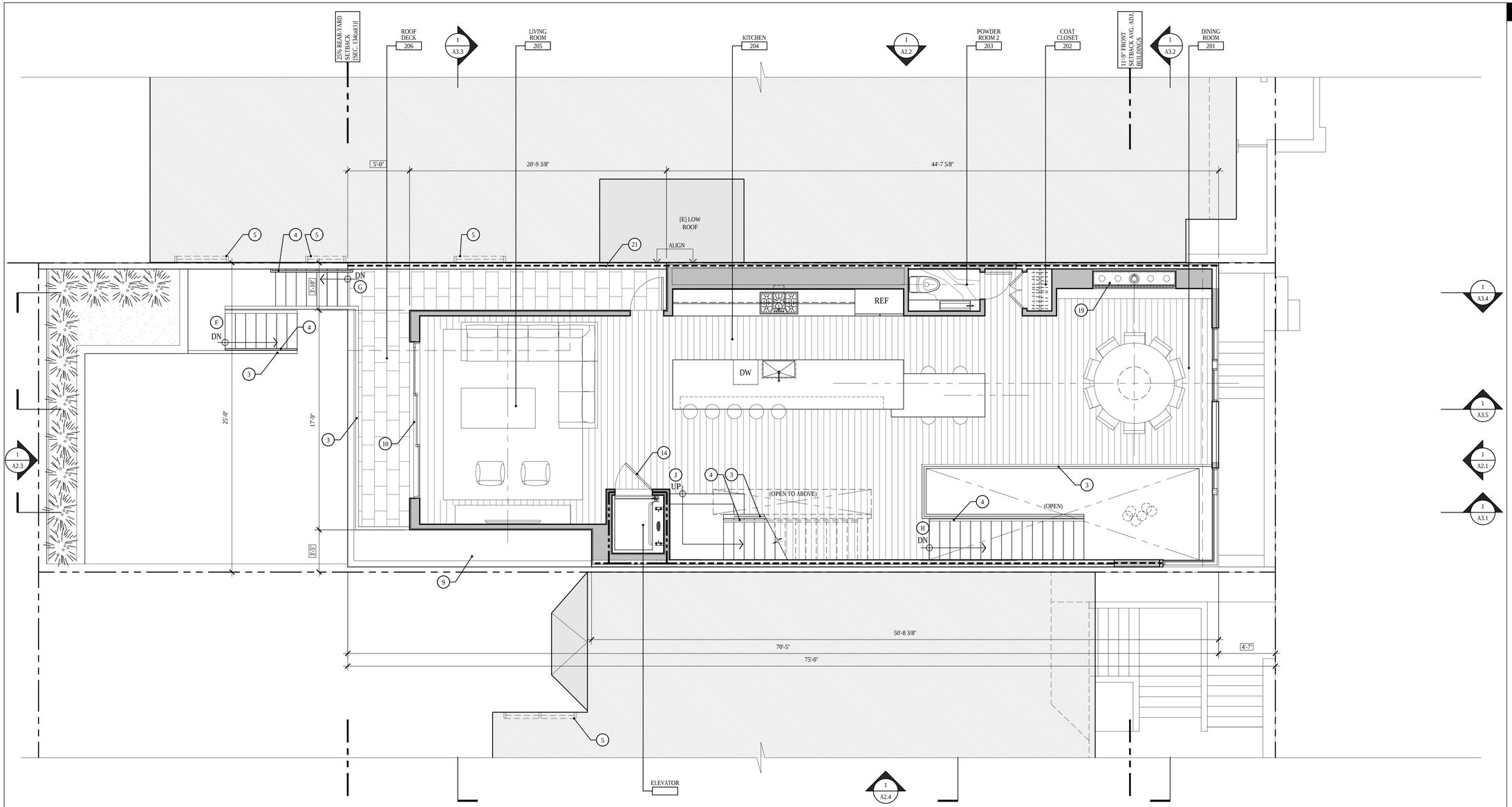
Job No.		16112
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02 10 17
	PRE-APPLICATION PLAN REVIEW	02 24 17
	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 20 17
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED FIRST FLOOR PLAN

Sheet Number

A1.1



1 PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

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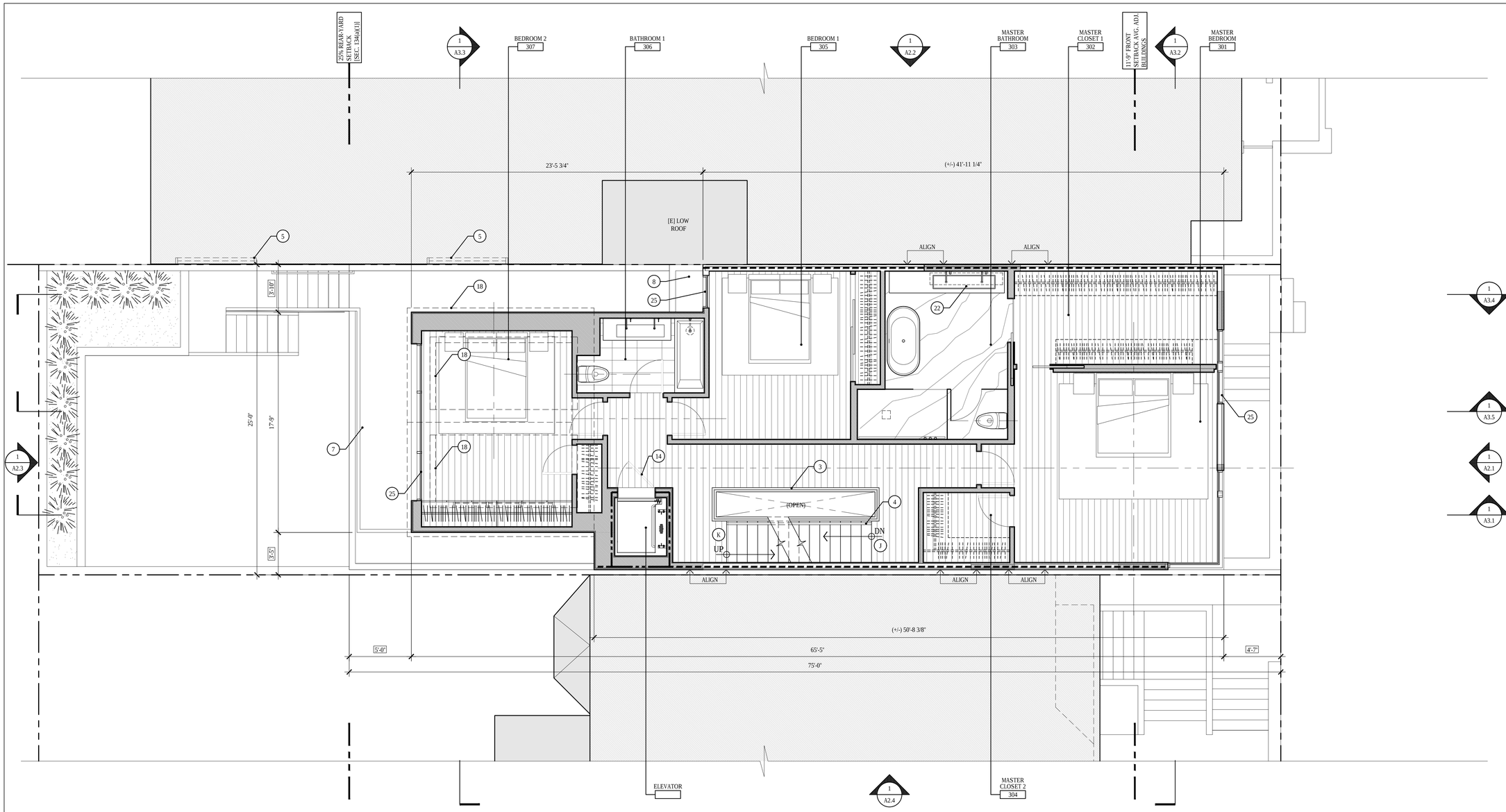
	SITE PERMIT/311 NOTIFICATION SET	04 20 17
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED SECOND FLOOR PLAN

Sheet Number

A1.2



1 PROPOSED THIRD FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
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STAIR NOTES

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NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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Job No.		16112
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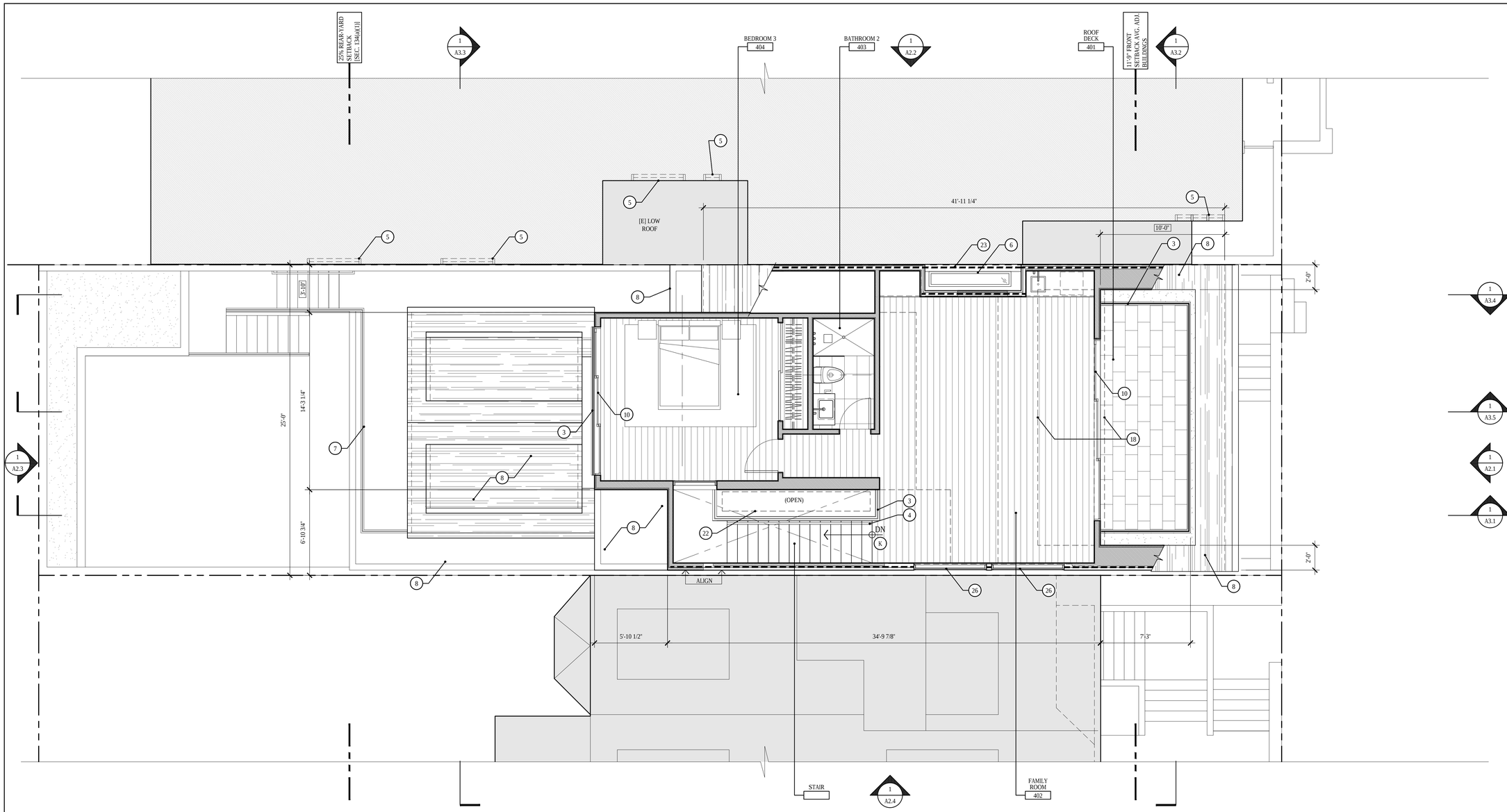
	SITE PERMIT/311 NOTIFICATION SET	04 20 17
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED THIRD FLOOR PLAN

Sheet Number

A1.3



1 PROPOSED FOURTH FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
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5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

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- D1 EXIT PASSAGEWAY STAIR 1: 6 RISERS @ +/- 7 1/16" EA = 3'-6 3/8"; 5 TREADS @ 10" EA = 4'-2"; 3'-0" CLR WIDTH
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- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
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- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
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2417 GREEN STREET

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Job No. 16112

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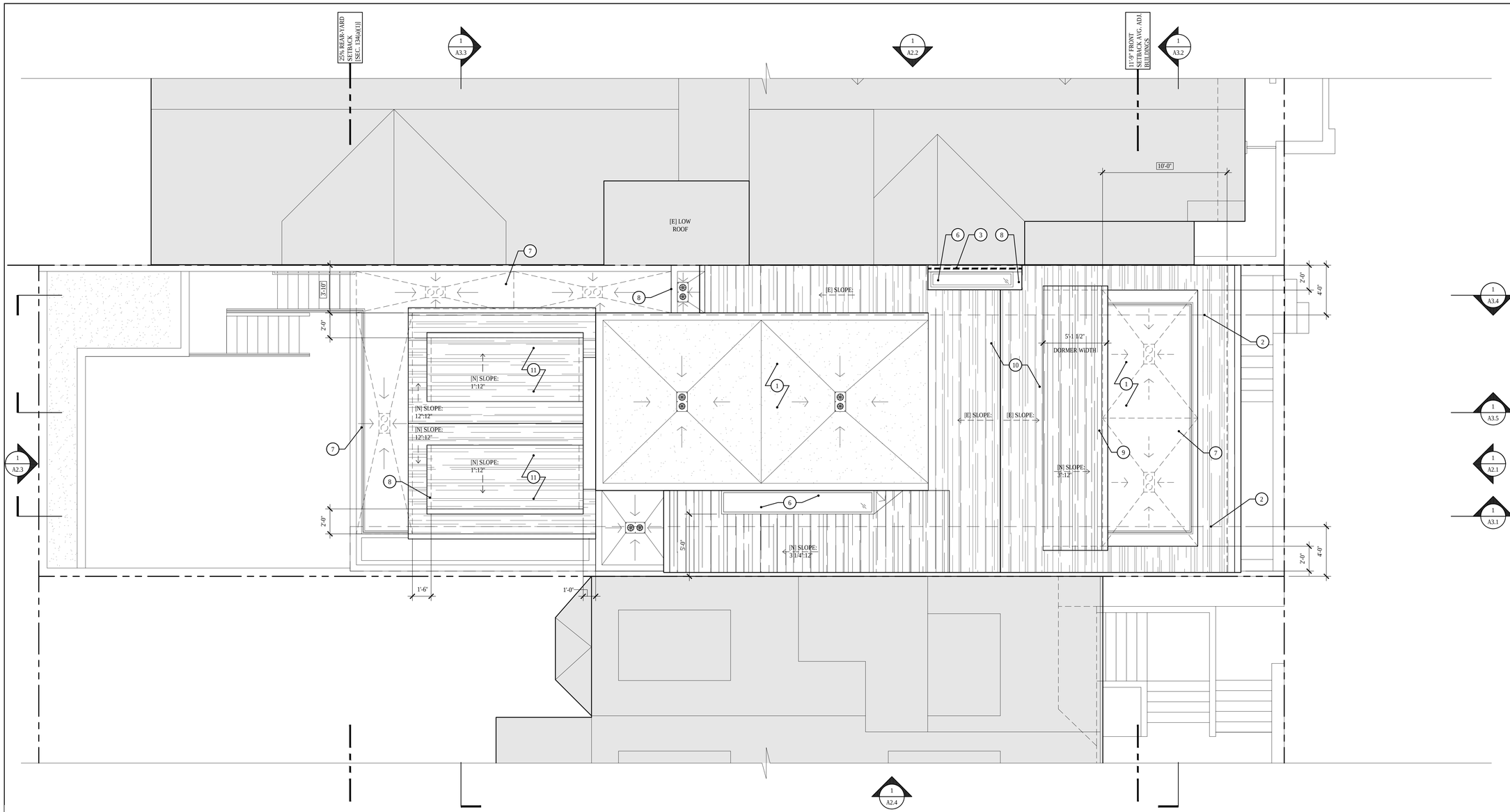
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED FOURTH FLOOR PLAN

Sheet Number

A1.4



1 PROPOSED ROOF PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
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6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
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16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

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- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

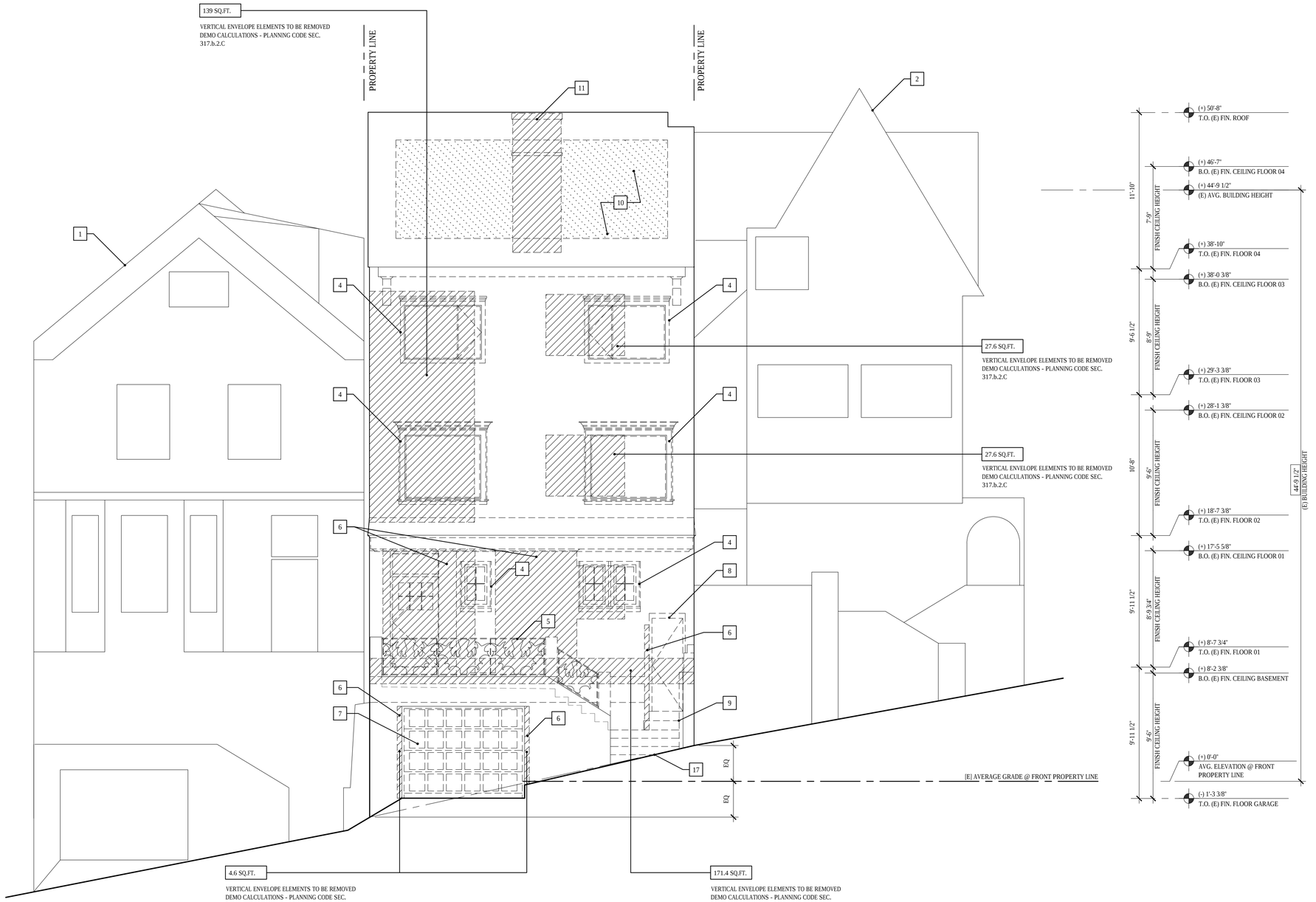
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED ROOF PLAN

Sheet Number

A1.5



1 EXISTING/DEMOLITION ELEVATION - NORTH [FRONT]

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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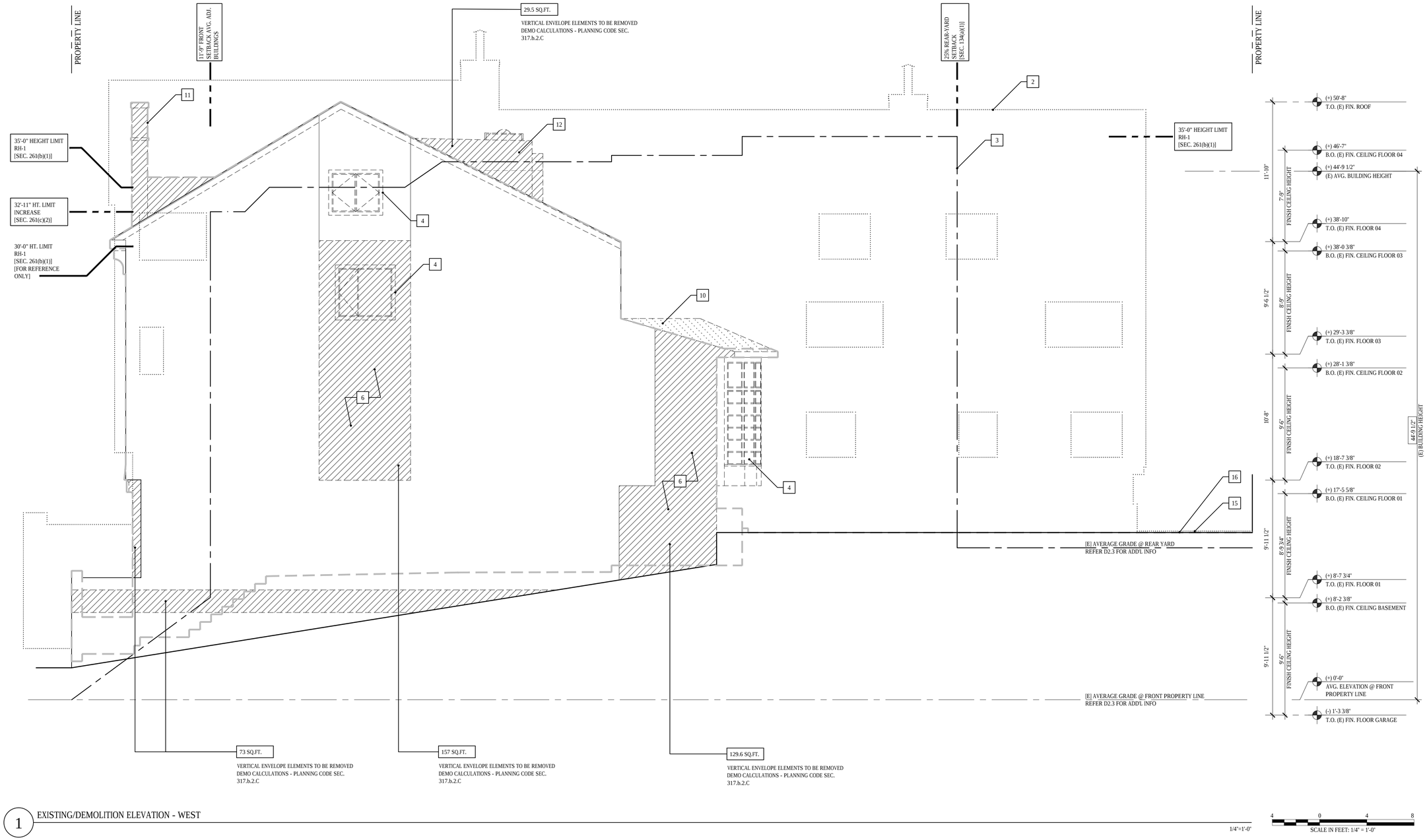
Drawing Title

EXISTING/DEMO
EXTERIOR ELEVATION

Sheet Number

D2.1



1 EXISTING/DEMOLITION ELEVATION - WEST

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

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LINE LEGEND

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- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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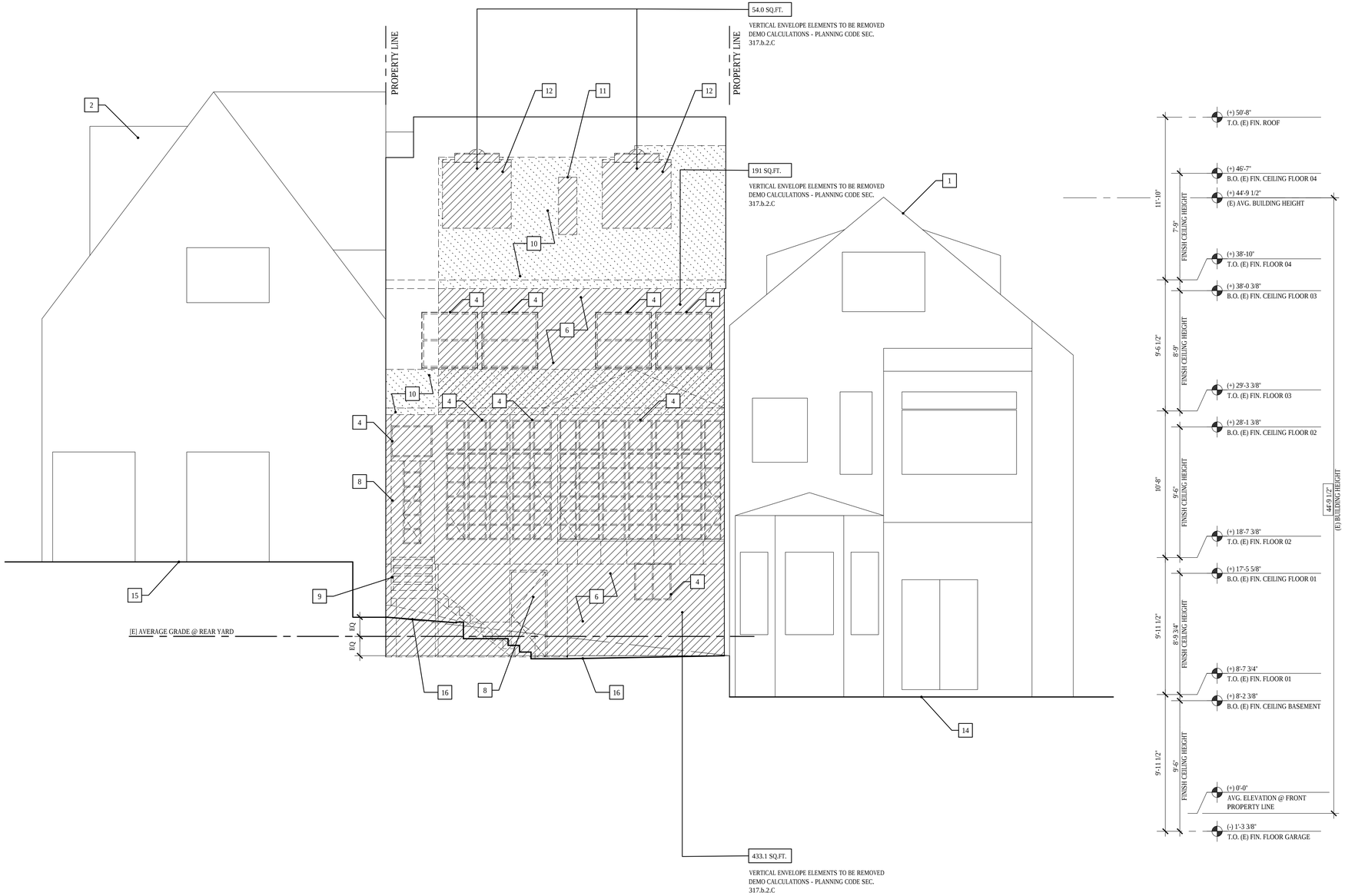
Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.2



1 EXISTING/DEMOLITION ELEVATION - SOUTH

1/4"=1'-0"

4 0 4 8
SCALE IN FEET: 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

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8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
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LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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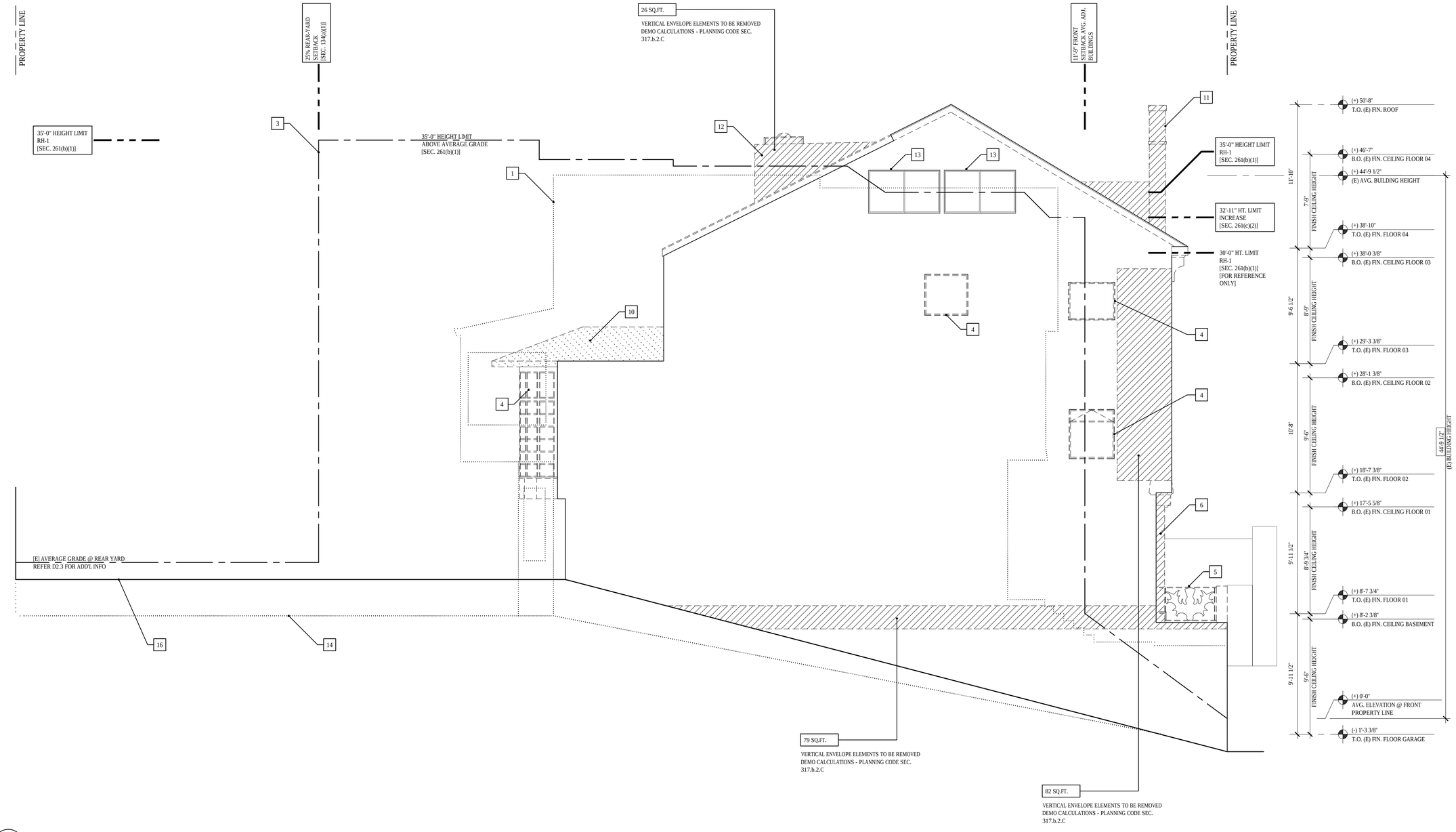
Drawing Title

EXISTING/DEMO
EXTERIOR ELEVATION

Sheet Number

D2.3



1 EXISTING/DEMOLITION ELEVATION - EAST

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

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2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
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8. REMOVE [E] EXTERIOR DOOR
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10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
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16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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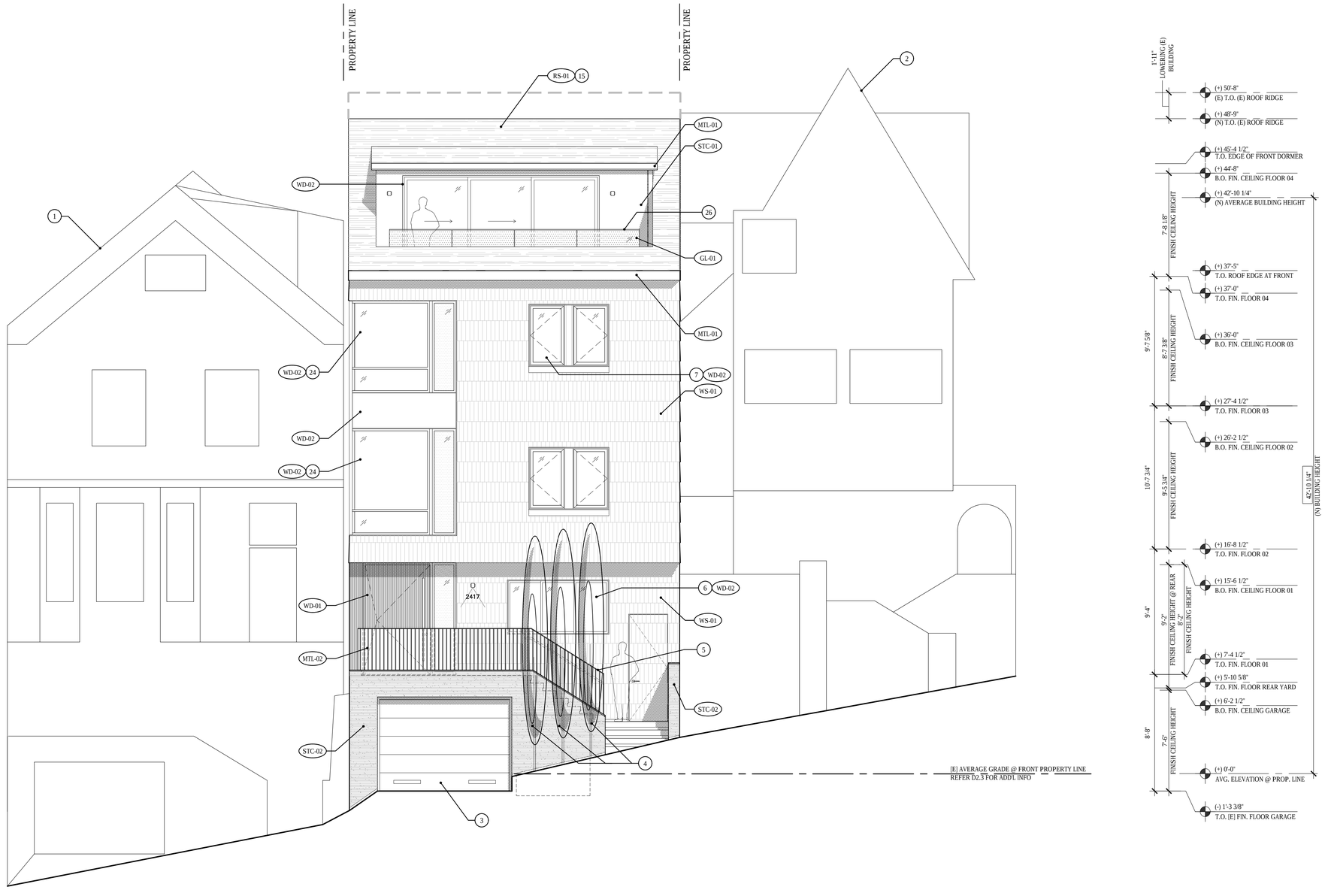
Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.4



1 PROPOSED ELEVATION - NORTH [FRONT]

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR METAL FLAT BAR GUARD RAIL 42" A.F.F., W/ VERTICAL FLAT BAR PICKETS TO BE SPACED 3 1/4" O.C., TYP.
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.9 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 46" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 52" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. -NOT USED-
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
26. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP

FINISH LEGEND

WS-01	EXTERIOR WOOD SHINGLE, STAIN GRADE
STC-01	EXTERIOR STUCCO [PORTLAND CEMENT PLASTER]. COLOR TBD
WD-01	EXTERIOR WOOD PANEL, STAIN GRADE
WD-02	EXTERIOR WOOD WINDOW/CASING/TRIM, PAINT-GRADE
STC-02	HORIZONTAL TEXTURED STUCCO
MTL-01	EXTERIOR ALUMINUM PANEL. COLOR TBD
MTL-02	EXTERIOR STEEL, ELECTROGALVANIZED, POWDER COATED. COLOR TBD
RS-01	FIBER GLASS BASED SHINGLE ROOFING. COLOR TBD

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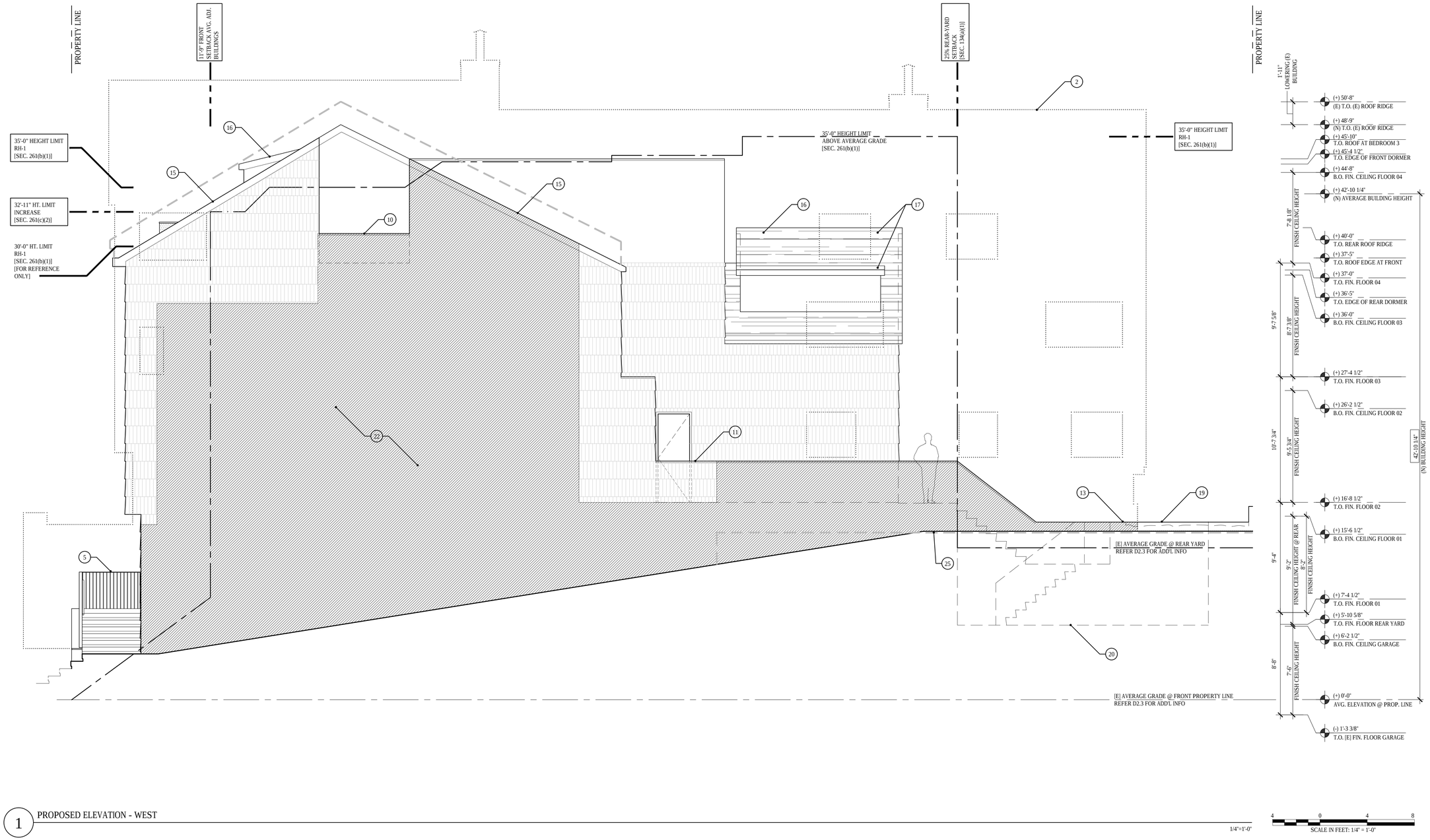
Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.1



1 PROPOSED ELEVATION - WEST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

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LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

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3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR METAL FLAT BAR GUARD RAIL 42" A.F.F., W/ VERTICAL FLAT BAR PICKETS TO BE SPACED 3 1/4" O.C., TYP.
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13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
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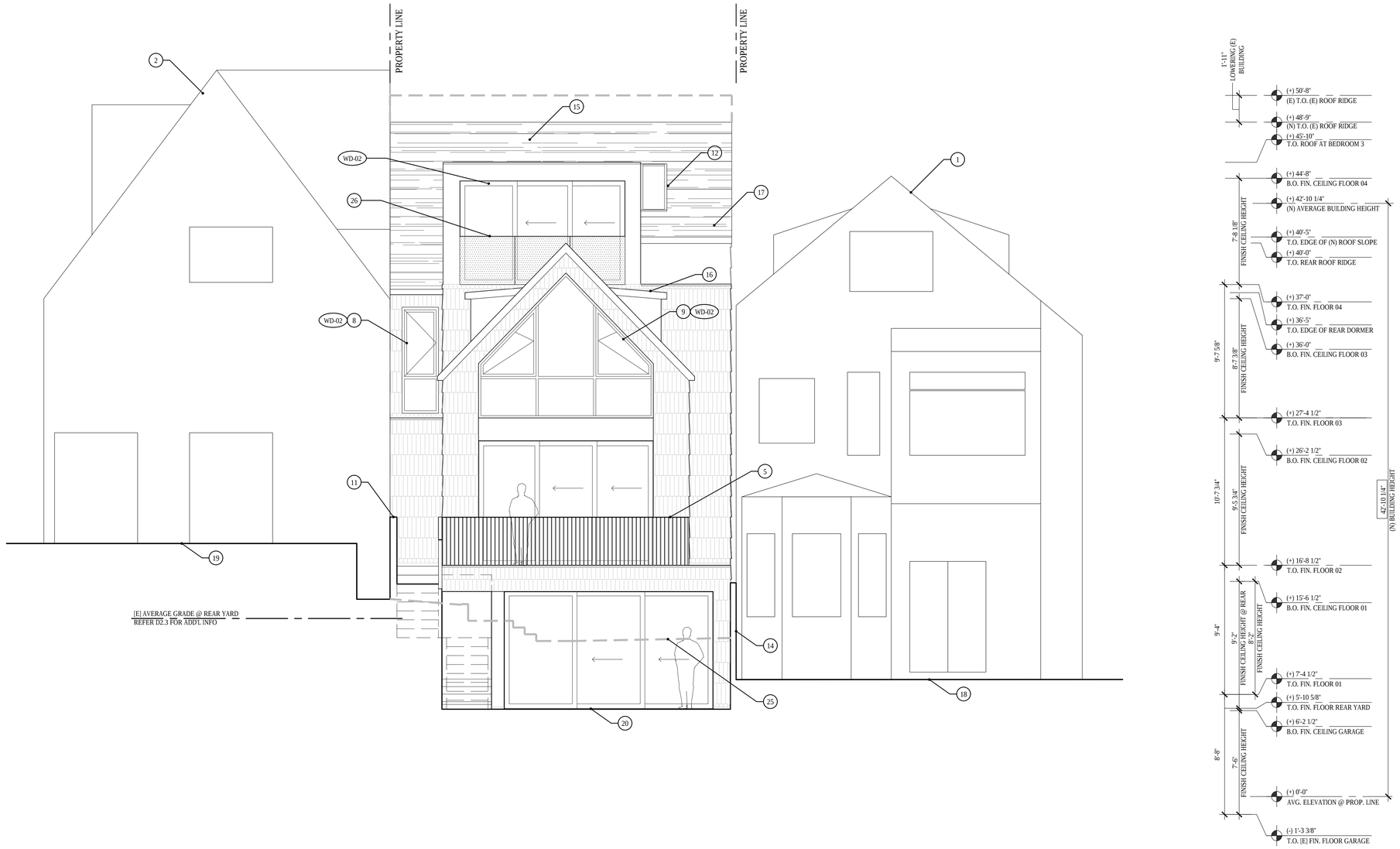
Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.2



1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

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LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 52" [H]
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20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. -NOT USED-
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
26. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP

FINISH LEGEND

REFER TO SHEET A2.1

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
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Job No. 16112

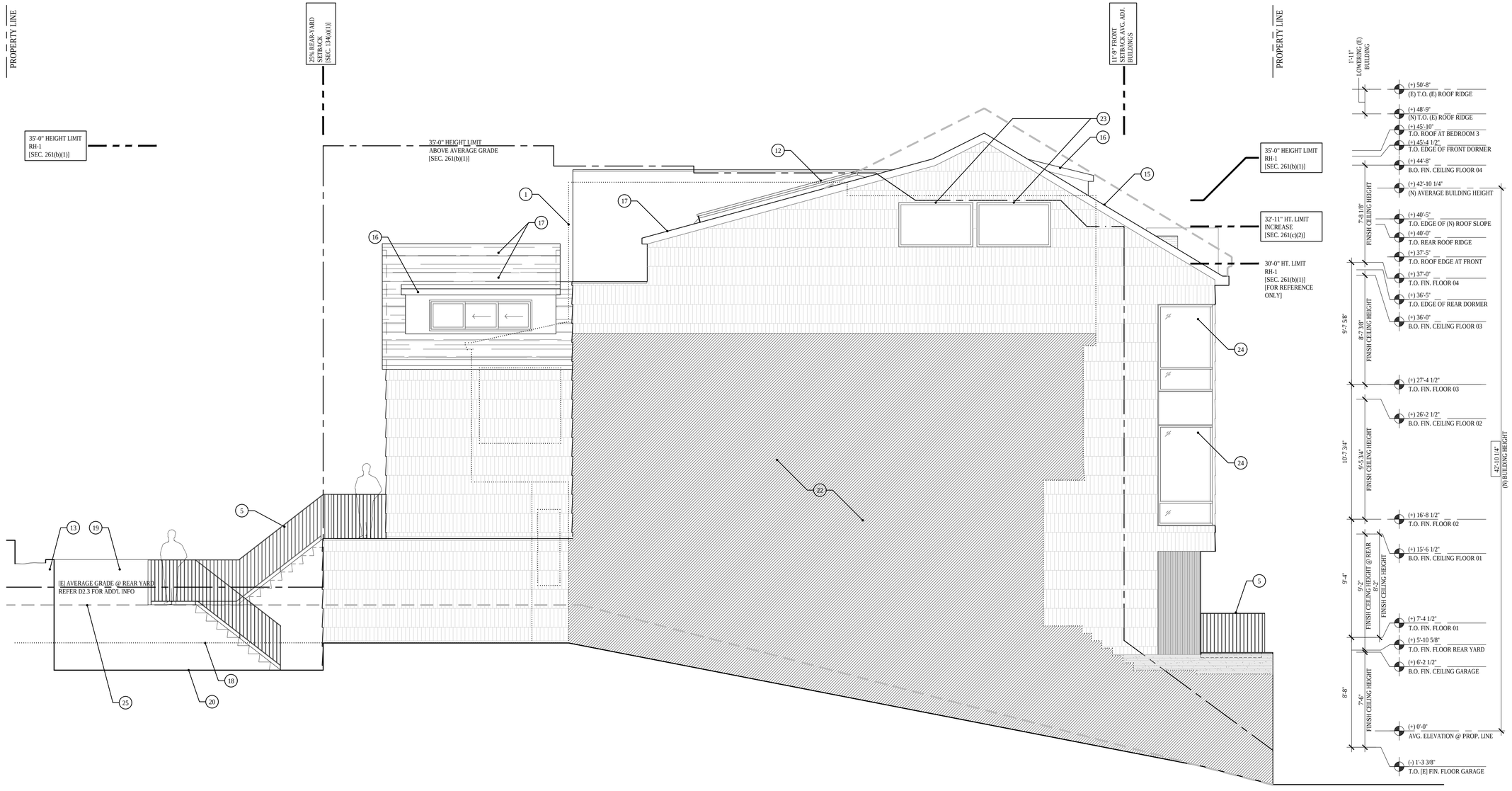
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.3



1 PROPOSED ELEVATION - EAST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR METAL FLAT BAR GUARD RAIL 42" A.F.F., W/ VERTICAL FLAT BAR PICKETS TO BE SPACED 3 7/8" O.C., TYP.
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.9 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 46" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 52" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. -NOT USED-
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
26. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP

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Job No.		16112
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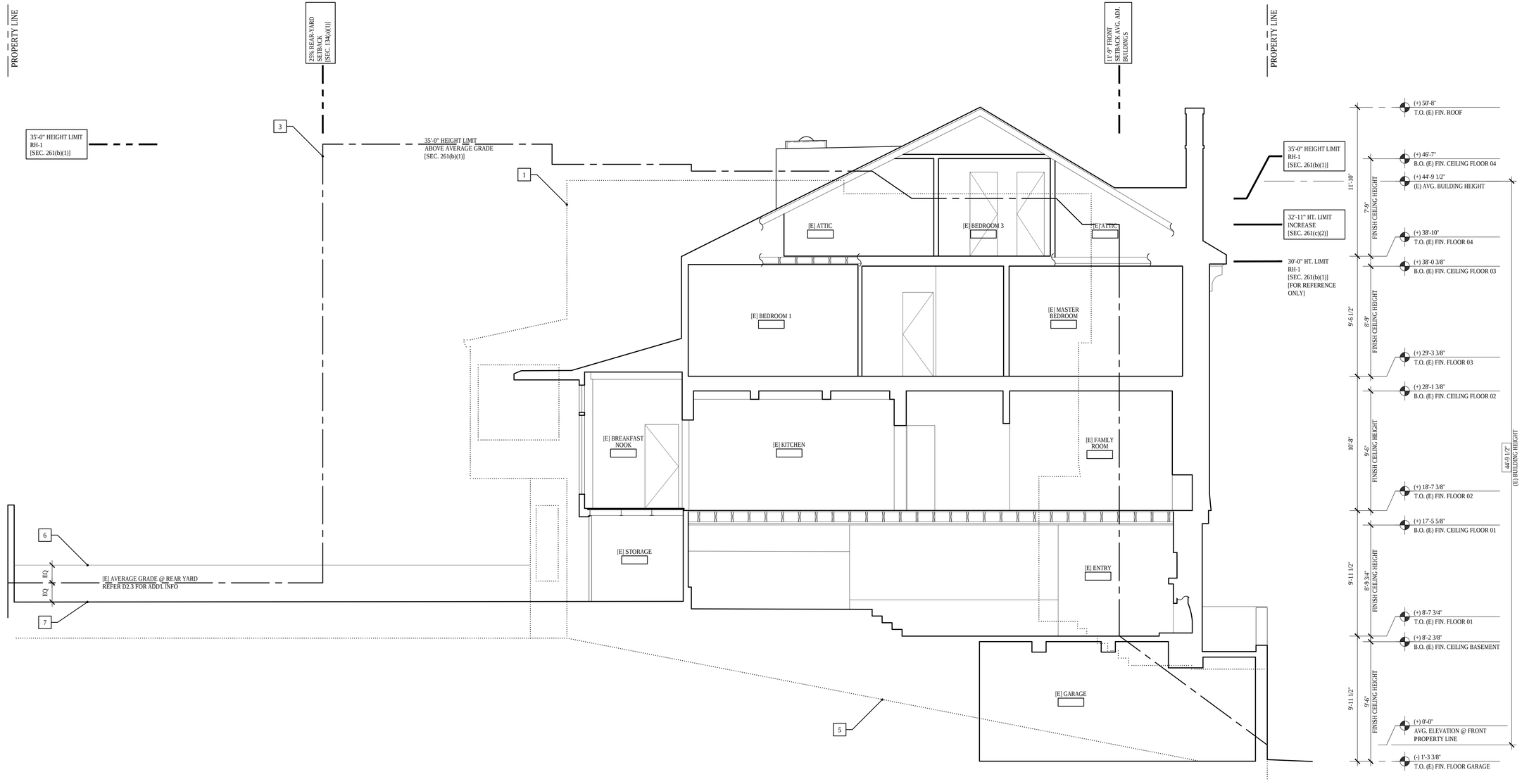
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.4



1 EXISTING SECTION - LONGITUDINAL

1/4"=1'-0"

4 0 4 8
SCALE IN FEET: 1/4" = 1'-0"

GENERAL SECTION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO
5. APPROXIMATE OUTLINE OF GRADE AT 2415 GREEN STREET, SHOWN FOR REFERENCE ONLY
6. APPROXIMATE ELEVATION OF GRADE AT 2421 GREEN STREET AT PROPERTY LINE
7. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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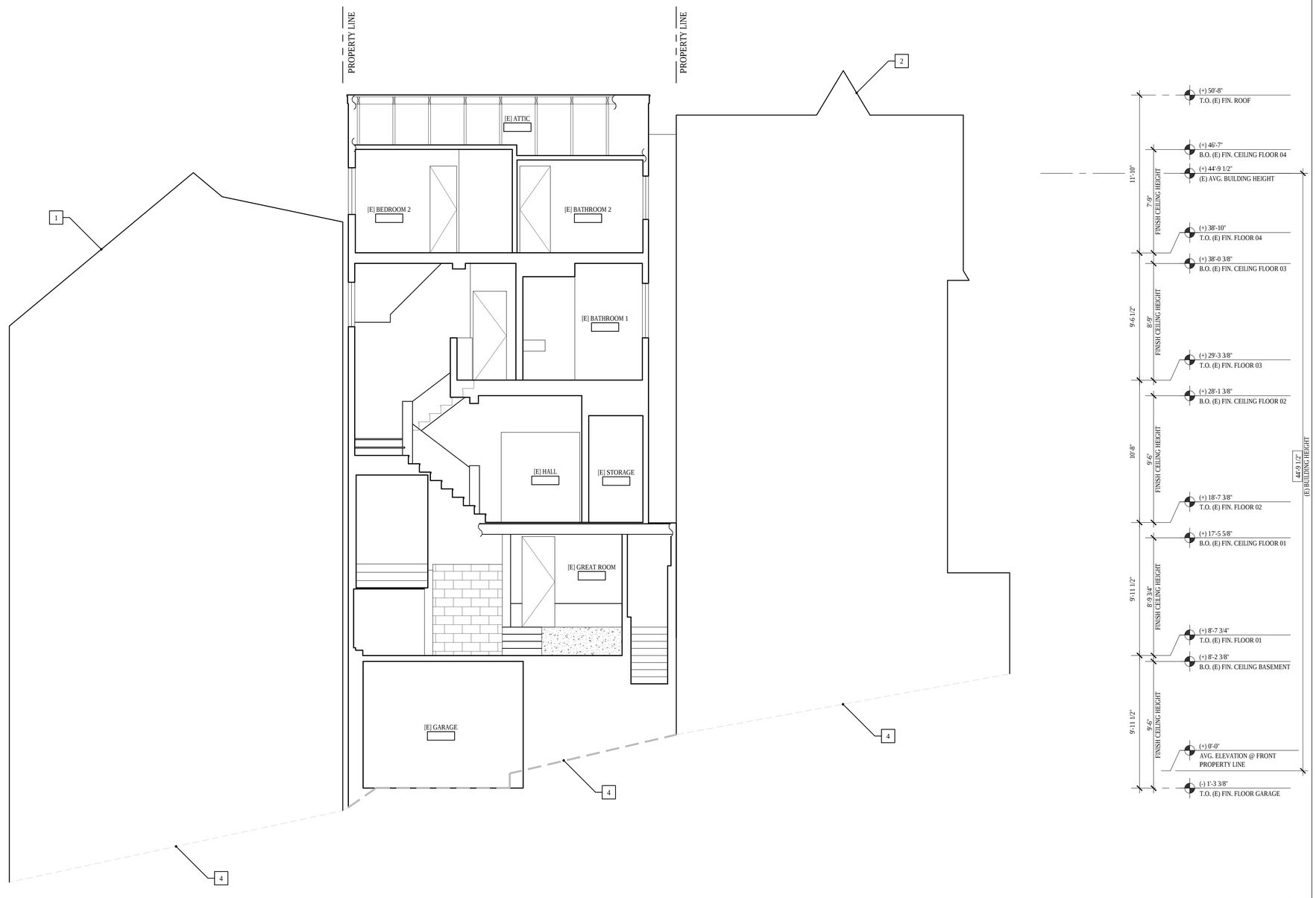
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

EXISTING SECTION

Sheet Number

D3.1



1 EXISTING CROSS SECTION

1/4"=1'-0"

GENERAL SECTION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO
5. APPROXIMATE OUTLINE OF GRADE AT 2415 GREEN STREET, SHOWN FOR REFERENCE ONLY
6. APPROXIMATE ELEVATION OF GRADE AT 2421 GREEN STREET AT PROPERTY LINE
7. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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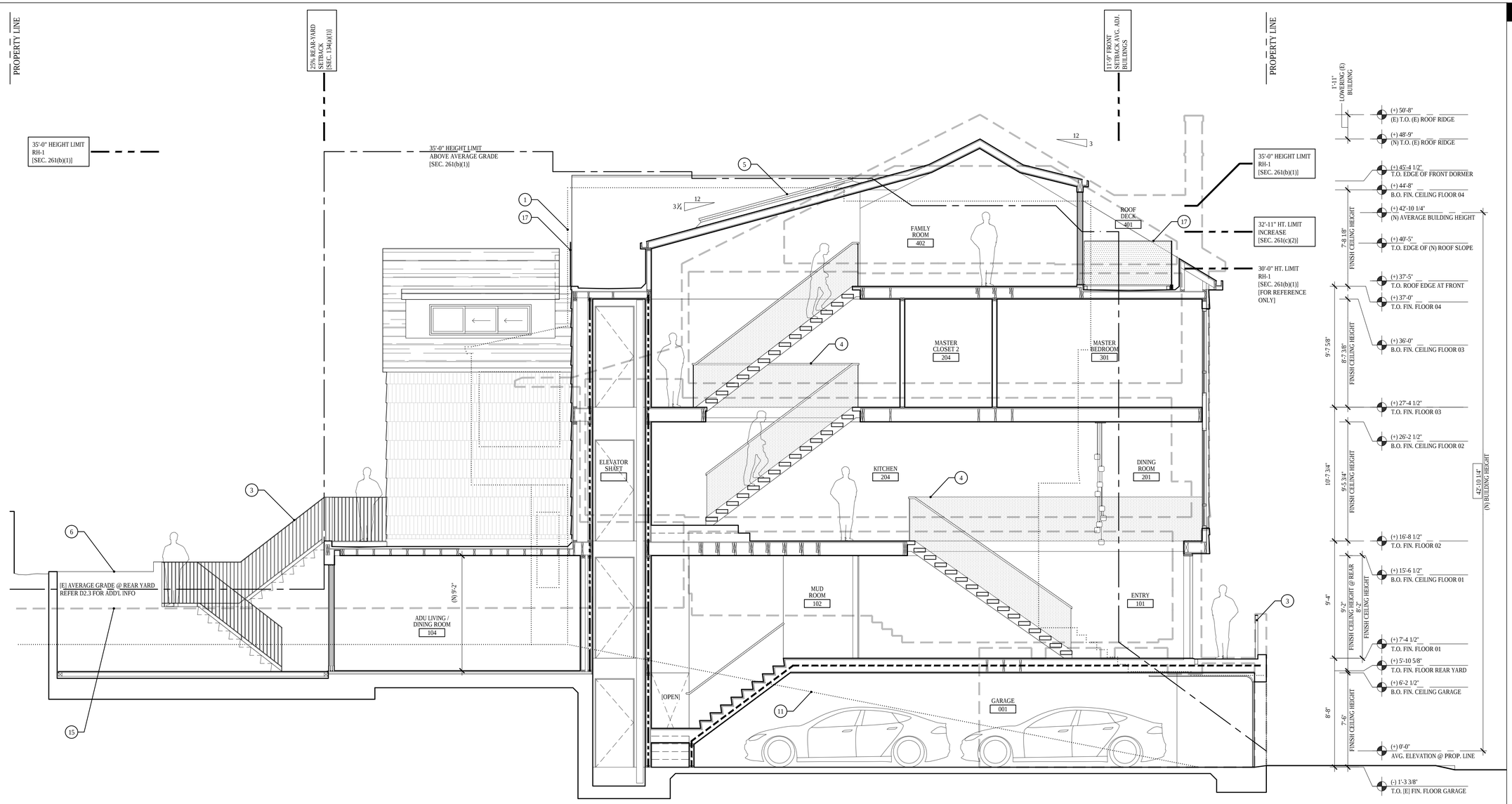
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

EXISTING SECTION

Sheet Number

D3.2



1 PROPOSED LONGITUDINAL SECTION

1/4"=1'-0"

4 0 4 8
SCALE IN FEET: 1/4" = 1'-0"

GENERAL SECTIONS NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
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3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
4. [N] INTERIOR GUARD RAIL 42" A.F.F.
5. [N] SKYLIGHT
6. [N] PLANTER
7. DASHED LINE INDICATES [E] T.O. ROOF RIDGE
8. [N] 1-HOUR PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY 42" A.F.F.
9. APPROXIMATE AVERAGE SLOPE OF ADJACENT GRADE @ FRONT PROPERTY LINE, FOR REFERENCE ONLY
10. APPROXIMATE ELEVATION OF ADJACENT GRADE @ REAR YARD, FOR REFERENCE ONLY
11. APPROXIMATE OUTLINE OF ADJACENT GRADE @ 2415 GREEN STREET, FOR REFERENCE ONLY
12. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET, FOR REFERENCE ONLY
13. DASHED LINE INDICATES GARAGE INTERIOR FINISHED FLOOR AND WALLS BEYOND
14. SLOPED CEILING UNDER STAIR. 1-HR FIRE-RESISTANCE RATED
15. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
16. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO
17. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 26, A2 SERIES

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

2417 GREEN STREET

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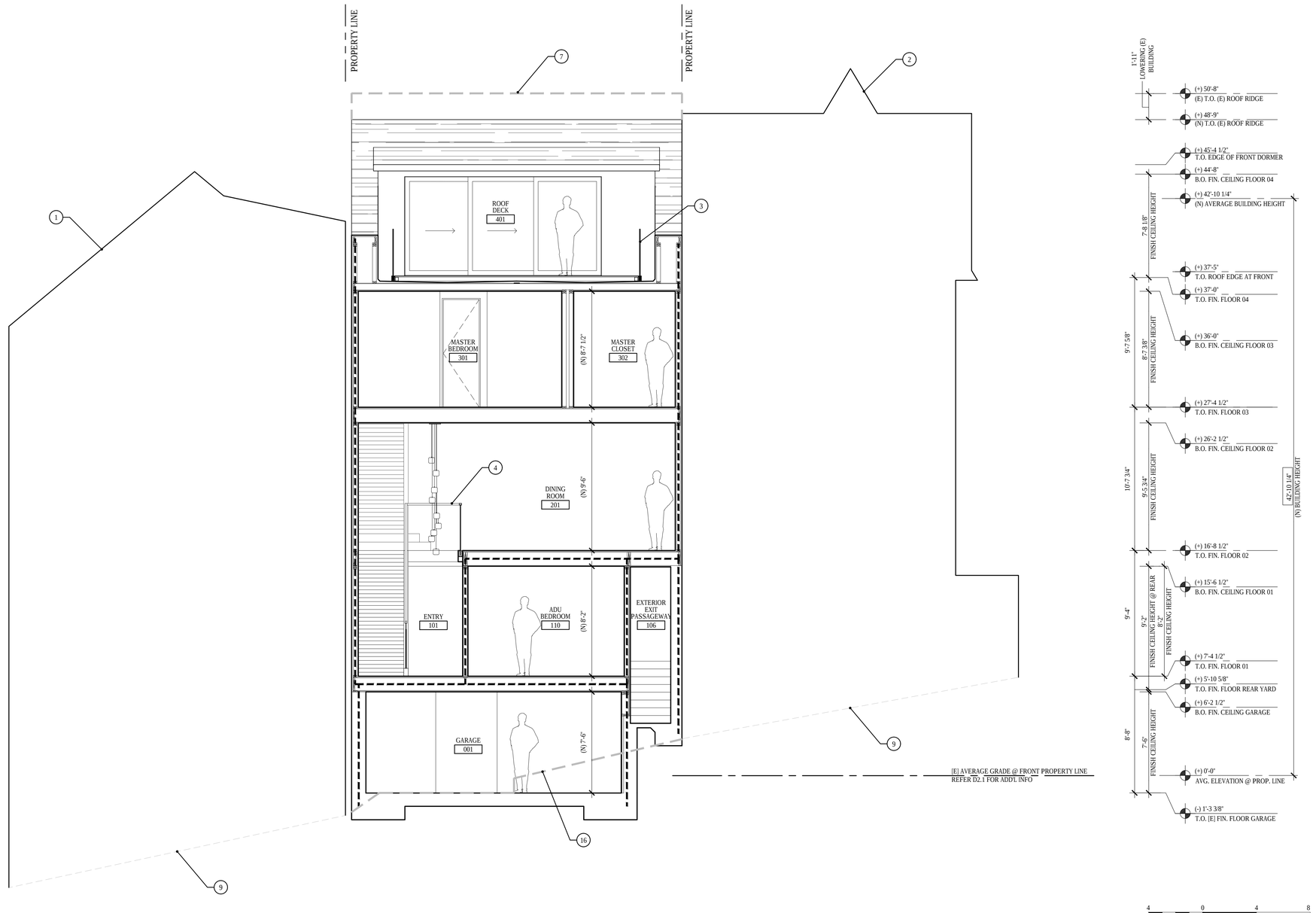
Drawing Title

PROPOSED SECTION

Sheet Number

A3.1



1 PROPOSED CROSS SECTION

GENERAL SECTIONS NOTES

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SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
4. [N] INTERIOR GUARD RAIL 42" A.F.F.
5. [N] SKYLIGHT
6. [N] PLANTER
7. DASHED LINE INDICATES [E] T.O. ROOF RIDGE
8. [N] 1-HOUR PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY 42" A.F.F.
9. APPROXIMATE AVERAGE SLOPE OF ADJACENT GRADE @ FRONT PROPERTY LINE, FOR REFERENCE ONLY
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15. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
16. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO
17. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 26, A2 SERIES

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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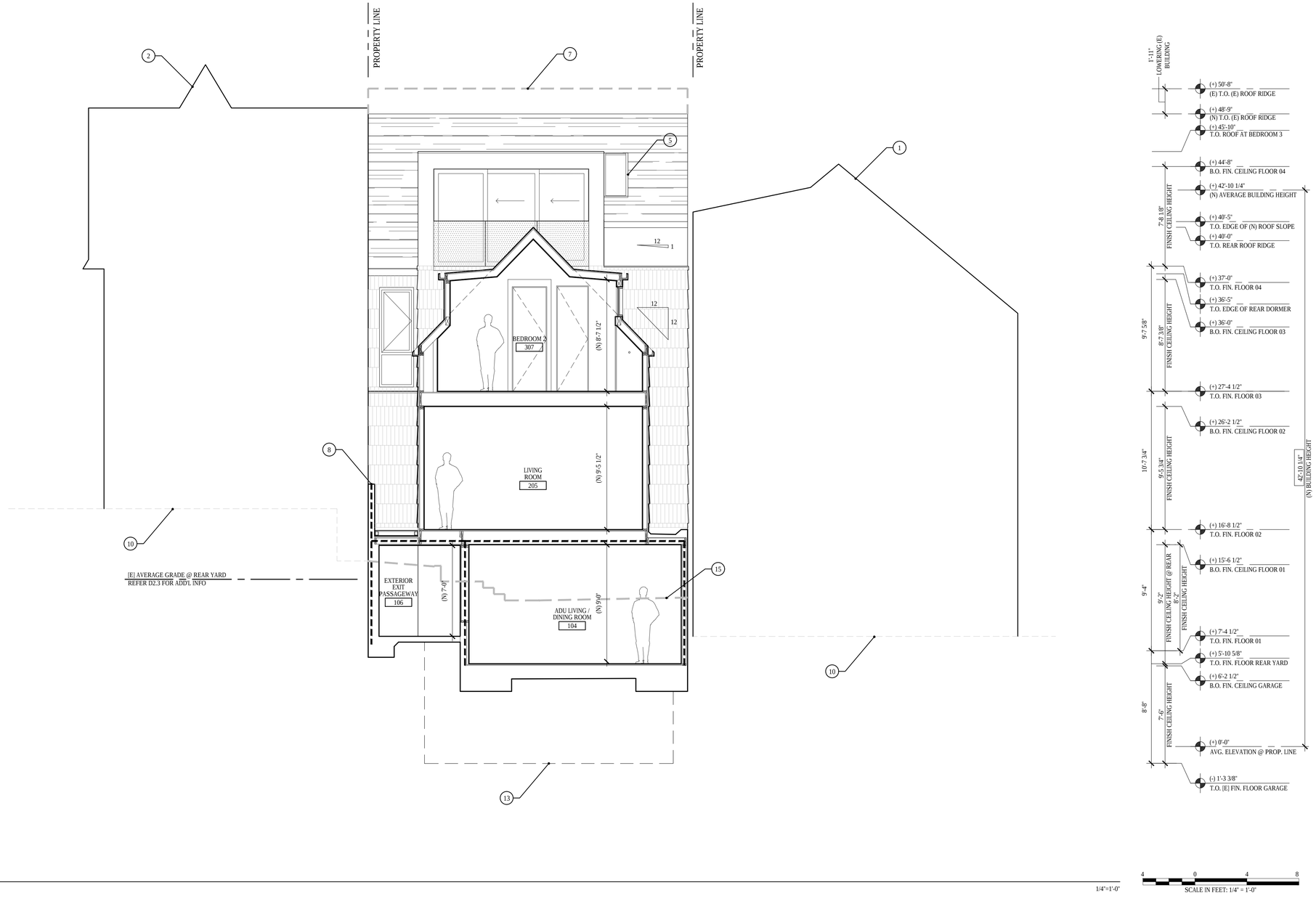
Drawing Title

PROPOSED SECTION

Sheet Number

A3.2



1 PROPOSED SECTION - TRANSVERSE

1/4"=1'-0"

4 0 4 8
SCALE IN FEET: 1/4" = 1'-0"

GENERAL SECTIONS NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
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SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
4. [N] INTERIOR GUARD RAIL 42" A.F.F.
5. [N] SKYLIGHT
6. [N] PLANTER
7. DASHED LINE INDICATES [E] T.O. ROOF RIDGE
8. [N] 1-HOUR PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY 42" A.F.F.
9. APPROXIMATE AVERAGE SLOPE OF ADJACENT GRADE @ FRONT PROPERTY LINE, FOR REFERENCE ONLY
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16. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO
17. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 26, A2 SERIES

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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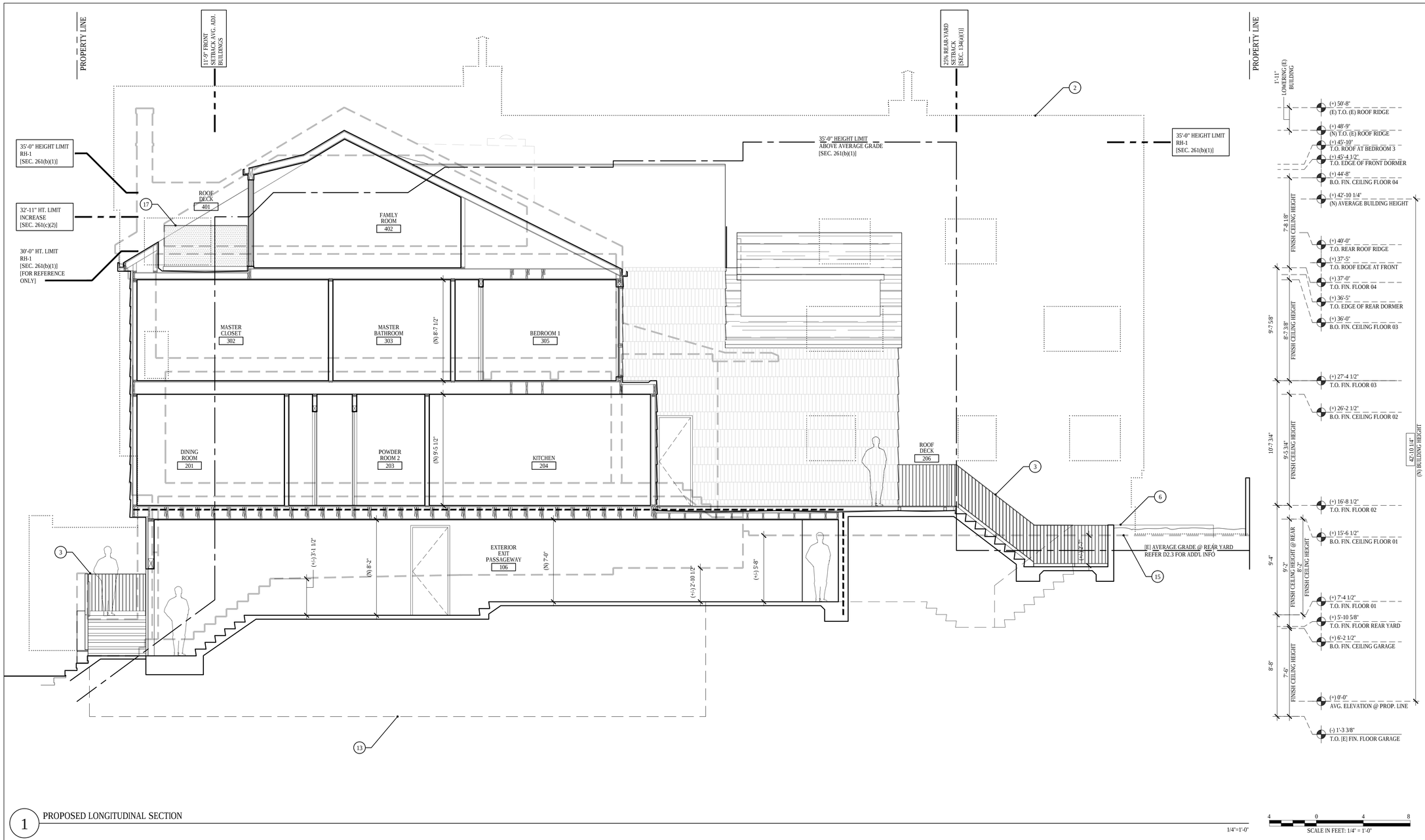
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED SECTION

Sheet Number

A3.3



1 PROPOSED LONGITUDINAL SECTION

1/4"=1'-0"

GENERAL SECTIONS NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
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SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
4. [N] INTERIOR GUARD RAIL 42" A.F.F.
5. [N] SKYLIGHT
6. [N] PLANTER
7. DASHED LINE INDICATES [E] T.O. ROOF RIDGE
8. [N] 1-HOUR PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY 42" A.F.F.
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16. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADDTL INFO
17. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 26, A2 SERIES

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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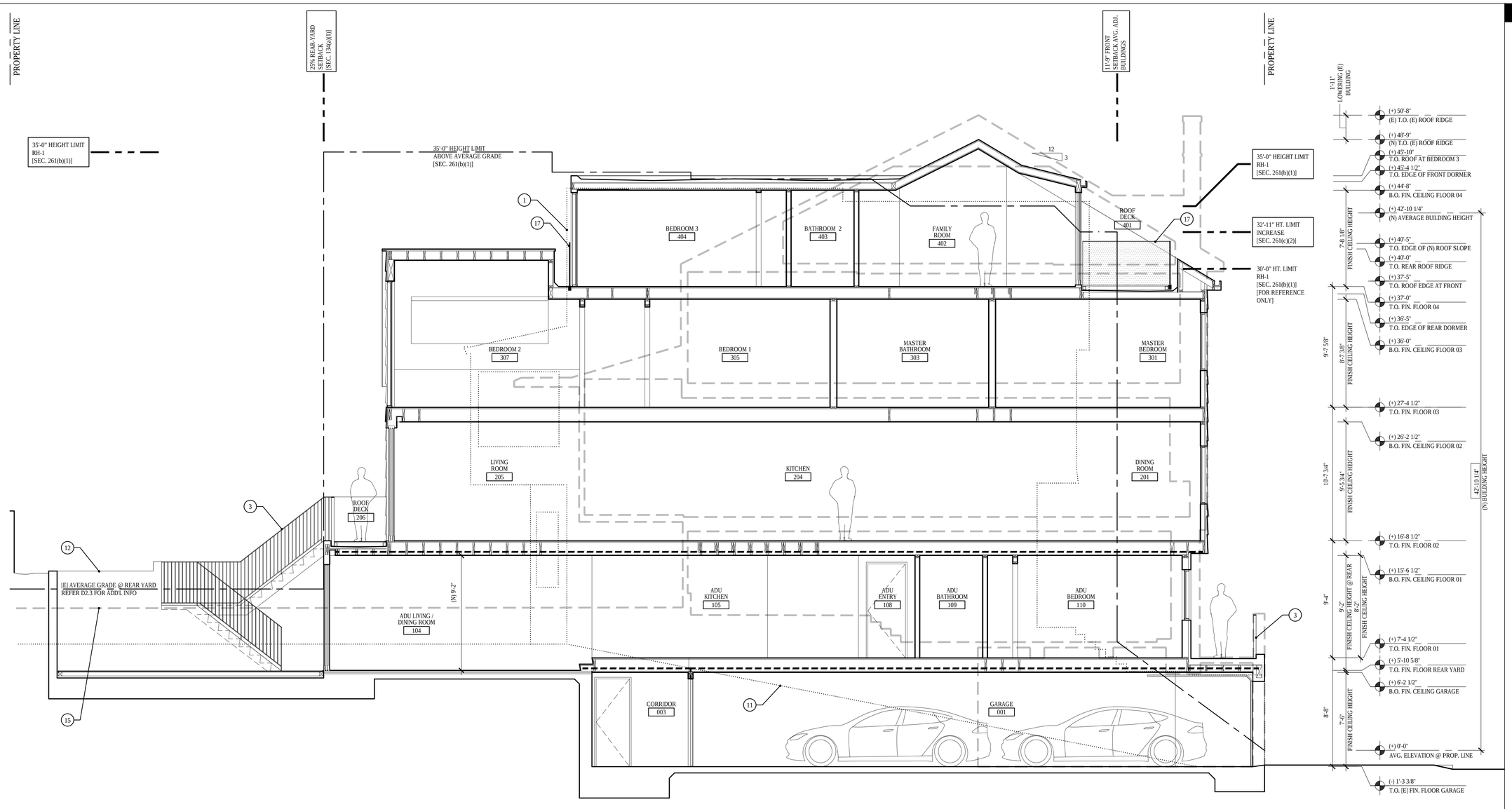
Drawing Title

PROPOSED SECTION

Sheet Number

A3.4



1 PROPOSED LONGITUDINAL SECTION

GENERAL SECTIONS NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
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SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
4. [N] INTERIOR GUARD RAIL 42" A.F.F.
5. [N] SKYLIGHT
6. [N] PLANTER
7. DASHED LINE INDICATES [E] T.O. ROOF RIDGE
8. [N] 1-HOUR PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY 42" A.F.F.
9. APPROXIMATE AVERAGE SLOPE OF ADJACENT GRADE @ FRONT PROPERTY LINE, FOR REFERENCE ONLY
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14. SLOPED CEILING UNDER STAIR. 1-HR FIRE-RESISTANCE RATED
15. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
16. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO
17. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 26, A2 SERIES

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED SECTION

Sheet Number

A3.5

EXHIBIT B

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
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Certificate of Determination
Exemption from Environmental Review

Case No.:	2017-002545ENV
Project Title:	2417 Green Street
Zoning:	RH-1 (Residential – House, One Family) Use District 40-X Height and Bulk District
Block/Lot:	0560/028
Lot Size:	2,500 square feet
Project Sponsor:	Eric Dumican, Dumican Mosey Architects (415) 495-9322
Staff Contact:	Jeanie Poling – (415) 575-9072 jeanie.poling@sfgov.org

This certificate supersedes a prior categorical exemption determination issued by the Planning Department on May 16, 2017 for the proposed project described below and the case number listed above.

PROJECT DESCRIPTION:

The project site is on the south side of Green Street on the block bound by Green, Pierce, Scott, and Vallejo streets in the Pacific Heights neighborhood. The 2,500-square-foot project site contains a four-story single-family residential building constructed circa 1905. The project would lower all floor plates by approximately 2 feet, construct one- and three-story horizontal rear additions, and construct third and fourth floor vertical additions above the existing single-family dwelling. (Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act [CEQA] Guidelines Section 15301). See page 4. (Continued on next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

for Chelsea Fordham

Lisa Gibson
Environmental Review Officer

June 22, 2018
Date

cc: Christopher May, Current Planner
Stephanie Cisneros, Preservation Planner
Sup. Catherine Stefani, District 2 (via Clerk of the Board)
Richard Toshiyuki Drury, Lozeau Drury LLP
Eric Dumican, Project Sponsor
Kirk Means, Dept. of Building Inspection
Historic Preservation Distribution List
Other interested parties; M.D.F

PROJECT DESCRIPTION (continued):

The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet, and would include a one-bedroom accessory dwelling unit measuring approximately 1,023 square feet on the first floor. The project also proposes the partial excavation of the rear yard for a sunken terrace, façade alterations, and interior modifications, including the expansion of the existing basement level garage to accommodate one additional vehicle.

The project site is within the RH-1 (Residential-House, One Family) District and a 40-X Height and Bulk District. The neighborhood contains primarily large, three- to four-story single-family homes. The property is on an approximately 24 percent lateral slope.

The project would require excavation of approximately 408 cubic yards of soil and rock to a depth of 13 feet below grade. As discussed below under "Project Approvals," some project excavation below the existing building has already occurred, and debris and brush have been cleared from the proposed rear addition area. Additional excavation would be conducted using a hand-held jackhammer with a force rating of 90 pounds. Excavation would occur in sections for one to two weeks over a period of three to five months.

Project Approvals

The proposed project requires issuance of building permits by the Department of Building Inspection (DBI). DBI issued building permits for the project following issuance of a previous categorical exemption determination issued on May 16, 2017 by the Planning Department. Three requests for discretionary review of the proposed horizontal rear addition were filed subsequent Planning Code Section 311 notification by the Planning Department. In addition, the categorical exemption determination was appealed. Following the appeal hearing, the Planning Department rescinded the May 16, 2017 categorical exemption determination and the DBI suspended the previously issued excavation permits for the project pending CEQA clearance and Planning Department approvals.[1]

The discretionary review hearing before the Planning Commission is the approval action for the project. The approval action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Building permits for excavation that were suspended pending CEQA compliance may also rely on this exemption.

EXEMPT STATUS (continued):

CEQA Guidelines Section 15301, or Class 1, provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. CEQA State Guidelines Section 15301(e)(1) provides an exemption for additions to existing structures, provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project

[1] DBI suspended Building Permits 201705116316 and 201710020114 on December 20, 2017.

would entail interior and exterior modifications that would increase the existing building's area by 1,612 square feet; therefore, the project is appropriately exempt from environmental review under Class 1.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed below, there is no possibility of a significant effect on the environment due to unusual circumstances.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under "Historic Architectural Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

Historic Architectural Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 2417 Green Street is a historical resource as defined by CEQA. The Planning Department required the submittal of a historic resource evaluation,[2] and determined that the existing structure on the project site is not a historical resource as defined by CEQA.[3] The following is a summary of the Planning Department's findings.

The building located at 2417 Green Street was built circa 1905 and was first owned by Lonella H Smith. Louis B. Floan was the contractor for the building, but no architect was identified. The building is a rectangular plan, three-story-over-basement, wood-frame, single-family residence with a side-facing gable roof and shingle and brick cladding. The building has been altered, including the insertion of a garage with concrete cladding, replacement of the front entry porch, and replacement of the upper floor windows. The building retains some characteristics of the First Bay Tradition style, including the simple wall surface, wood shingles, and small-scale ornamentation.

The Planning Department finds that the existing building on the project site does not appear to be eligible for inclusion on the California Register either as an individual historic resource or as a contributor to a historic district. There is no information provided by the historic resource consultant or located in the San Francisco Planning Department's background files to indicate that the existing structure at 2417 Green Street was associated with events that have made a significant contribution to the broad patterns of local

[2] Tim Kelley Consulting, LLC, Historic Resource Evaluation Part 1, 2417 Green Street, San Francisco, California, April 2017. This document and all documents referenced are available for review at the Planning Department, 1650 Mission Street, as part of Case No. 2017-002545ENV.

[3] San Francisco Planning Department, Preservation Team Review Form, 2417 Green Street, May 10, 2017; and San Francisco Planning Department, Historic Resource Evaluation Response, 2417 Green Street, May 29, 2018. Both documents are attached.

or regional history or the cultural heritage of California or the United States. No significant historical figures are associated with the existing building. Lastly, the property does not significantly embody the distinctive characteristics of the First Bay Tradition style; it is not the work of a master architect; and it does not possess high artistic value.

Furthermore, the existing building on the project site is not located within a California Register-eligible historic district. The consultant found no cohesive collection of buildings in the immediate area that would indicate a possible district. The nearest historic district is the California Register-eligible Pacific Heights Historic District, which includes buildings immediately south of and 125 feet to the west of the subject building. 2417 Green Street does not contribute to this district since the subject building and its immediate neighbors to the east are not associated with the architectural significance of the district. The district is characterized by large, formal, detached dwellings, typically designed by master architects and displaying a high level of architectural detailing and materials. The building at 2417 Green Street is builder-designed and displays a relatively vernacular style. While the properties to the west of 2417 Green Street may be eligible for inclusion in the district, the existing building on the project site does not contribute to the eligible Pacific Heights Historic District.

The project site is located immediately adjacent to and east of an identified-eligible historic resource (Category A property) located at 2421 Green Street.[4] The rear yard of 2417 Green Street also abuts 2727 Pierce Street (City Landmark 51). Due to the proximity of two adjacent historic resources to the project site, potential direct and indirect impacts to both are discussed below.

Potential impacts to historic resources are addressed in Section 15064.5(b) of the CEQA Guidelines, which states, "A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significance effect on the environment." A "substantial adverse change" is defined in the CEQA Guidelines as the "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[5] CEQA also defines "materially impaired" as work that "materially alters, in an adverse manner, those physical characteristics that convey the historical resource's historical significance and justify its inclusion in or eligibility for inclusion in the California Register of Historical Resources or in a local register of historical resources."[6]

<u>Potential Direct Impacts to Adjacent Historic Resources</u>

Rear Addition/Alteration

The proposed rear addition at 2417 Green Street would adhere to all Planning Department requirements with regard to rear yard setbacks and mid-block open space. (The foundation work is described below.) There is no potential for the rear addition to cause a physical direct impact to the adjacent historic resources at 2421 Green Street or 2727 Pierce Street due to the fact that the addition would not physically

[4] 2421 Green Street was identified in the Department's 1976 Survey and given a rating of "4." The property was also discussed in *Here Today: San Francisco's Architectural Heritage,* by Roger R. Olmsted and Tom H. Watkins (page 270).
[5] CEQA Guidelines, Section 15064.5(b)(1)
[6] CEQA Guidelines, Section 15064.5(b)(2)

attach to or require physical alterations of any components of these adjacent properties. The proposed project at 2417 Green Street would be confined to the parameters of the subject lot. The proposed rear addition incorporates side setbacks between the addition and the immediately adjacent historic resource at 2421 Green Street and would sit below the overall height of the historic resource at 2421 Green Street. The size and location of the addition would not require the removal or infill of property line windows at 2421 Green Street.[7]

Additionally, the rear yard of 2727 Pierce Street (City Landmark 51) that abuts the rear yard of 2417 Green Street would not be physically impacted by the proposed rear addition, which would be entirely located within the buildable area of the lot such that a Planning Code-compliant rear yard is maintained. This would provide significant distance between the rear yard of 2727 Pierce Street and the proposed rear addition at 2417 Green Street such that there would be no potential for a direct impact to the landmark building.

Foundation Replacement and Vibration

The scale and method of foundation work is not anticipated to result in the removal of or damage to materials or physical features associated with the adjacent historic resource at 2421 Green Street or to result in significant vibration that has the potential to cause a significant impact. As discussed below under Geology, Soils, and Drainage, the project's geotechnical report notes that one of the primary geotechnical considerations is the protection of adjacent improvements and foundations throughout construction. The method of laying the new foundation would be carried out per the specific recommendations laid out in the geotechnical report and requirements set forth in the San Francisco and California Building Codes to ensure protection of the foundation of the adjacent historic resource at 2421 Green Street.

The project would require excavation to a depth of 13 feet using a handheld jackhammer assumed to have a force rating of 90 pounds. A vibration analysis prepared for the proposed project estimates that if this tool were operating 3 feet away from the adjacent residence, the estimated ground vibration would be within the range of 0.05 to 0.25 inches per second, depending on the local soil hardness.[8] Ground vibrations within this range would not materially impair physical features of 2421 Green Street, which is a wood-frame building clad in wood shingles, such that it would no longer convey its historical significance. Furthermore, the proposed project would comply with all building and engineering requirements to protect the architectural and structural components of adjacent buildings and to avoid, minimize, or mitigate vibration during construction. Staff finds that the proposed foundation replacement at 2417 Green Street would not result in a significant adverse impact to the adjacent historic resource, as it would not use construction equipment that could result in significant vibration, it would implement the recommendations outlined in the geotechnical report, and it would follow the requirements of local and state building codes.

[7] Property line windows are not protected in the San Francisco Planning Code.
[8] Charles M. Salter Associates, Inc., 2417 Green Street Vibration Assessment, June 21, 2018.

Potential Indirect Impacts to Adjacent Historic Resources

This section addresses the potential for the project to result in indirect impacts to the historic setting of the immediately adjacent historic resource at 2421 Green Street and the nearby 2727 Pierce Street (City Landmark 51). Private views (from adjacent buildings and yards) are not a topic taken into consideration under CEQA with regard to potential impacts to adjacent historical resources and are therefore not included in this analysis. Based on massing studies provided by the project sponsor, public views (from sidewalks and roadways) of adjacent historic resources would remain the same as existing conditions.

The current setting of the adjacent historic resources at 2421 Green Street and 2727 Pierce Street is comprised of standard city lots subject to the restrictions and requirements of the RH-1 (Residential – House, One Family) zoning district and 40-X height and bulk district. Historically, the subject block remained unified and largely undeveloped until the Casebolt House (City Landmark 51) was constructed at 2727 Pierce Street in 1867. The block was subsequently subdivided and lots were sold for private development that ultimately resulted in the current setting, comprised of multi-level single-family residences that adhere to the slope of the land and have a strong pattern of mid-block open space.

The existing footprint of 2417 Green Street is not a precondition for 2421 Green Street or 2727 Pierce Street to convey their historic architectural design, for which they have been found to be significant under Article 10 of the Planning Code and the National Register, respectively. The setting of the two historic resources has changed over time to accommodate an ever-changing urban environment. Although the 2417 Green Street project includes a rear expansion that would be visible from 2421 Green Street and from 2727 Pierce Street, this change would not physically impact either resource such that they would no longer be able to convey their architectural significance.

The Designating Ordinance for 2727 Pierce Street (City Landmark 51) identifies character-defining features associated with the significance of the property. These features include architectural details that collectively illustrate the property's high-style Italianate design. Features associated with the setting of the landmark (i.e., landscaping, open space, and views) are not identified in the designating ordinance as character-defining features. Although there is an extant garden at the rear of the property, it is not directly or specifically tied to the significance of the property and therefore is not considered an important character-defining feature. The proposed project at 2417 Green Street would be visible from the rear yard of 2727 Pierce Street but it would not physically touch or materially impair any of the landmark's character-defining features or its setting such that it would no longer be able to convey its significance. Therefore, the proposed project at 2417 Green Street would not cause a significant adverse impact on 2727 Pierce Street.

The adjacent historic resource at 2421 Green Street is currently undergoing consideration for listing in the National Register of Historic Places for its association with the life and work of master architect Ernest Albert Coxhead and for its representation as an outstanding example of the First Bay Tradition architectural style. Based on the information presented in the National Register nomination form, the intent of the original design of 2421 Green Street was to take advantage of the view(s) from the eastern, western, and northern elevations. Additionally, the site has a "[s]outhern rear yard that captures direct sunlight nurturing a garden that backs onto neighboring gardens creating a park-like setting at the back of the house." Although the overall setting of 2421 Green Street is described as "park-like," it is located within an urban environment of developed city lots. The proposed project at 2417 Green Street would not

physically touch or alter the exterior features of 2421 Green Street, as the project would be confined to the parameters of the 2417 Green Street lot. The proposed rear addition would incorporate side setbacks to allow for space between the addition and the immediately adjacent properties and would sit below the overall height of the historic resource at 2421 Green Street such that no existing windows would require physical alteration. The proposed rear addition may alter the amount of direct sunlight on the rear garden at 2421 Green Street but would not significantly diminish or alter the "park-like" setting at the rear. The proposed project would adhere to the rear yard requirements of the Planning Code and would maintain mid-block open space consistent with residential design guidelines such that these features would continue to relate to adjacent properties. Although the proposed project would be visible from the east-facing windows of 2421 Green Street, it would not physically touch or alter any of the historic resource's character-defining features such that 2421 Green Street would no longer be able to convey its historical significance. Therefore, the project at 2417 Green Street would not cause a significant adverse impact to the setting or surroundings of 2421 Green Street.

The proposed addition to the existing single-family residence at 2417 Green Street would not include any physical alterations to the adjacent historical resources at 2421 Green Street or 2727 Pierce Street such that there would be a substantial adverse change in the significance of these resources that would no longer make them eligible for inclusion in a local, state, or national register of historical resources. Staff has determined that the project would not cause a significant adverse impact to the surroundings of the adjacent identified historical resources.

Geology, Soils, and Drainage. Under the direction and management of the seven-member citizen Building Inspection Commission, the mission of the San Francisco Department of Building Inspection (building department) is to oversee the effective, efficient, fair and safe enforcement of the City and County of San Francisco's Building, Housing, Plumbing, Electrical, and Mechanical Codes, along with the Disability Access Regulations. To ensure that the potential for adverse geologic, soils, and seismic hazards is adequately addressed, San Francisco relies on the state and local regulatory process for review and approval of building permits pursuant to the California Building Code (state building code, California Code of Regulations, Title 24); the San Francisco Building Code (local building code), which is the state building code plus local amendments that supplement the state code including the Slope Protection Act (building code section 106A.4.1.4); the building department's implementing procedures including Administrative Bulletins and Information Sheets; and the State Seismic Hazards Mapping Act of 1990 (seismic hazards act, located in Public Resources Code section 2690 et seq.). The project site is not within a seismic hazard zone as defined by the Seismic Hazard Mapping Act of 1990, nor within an area identified for fault rupture in the Alquist-Priolo Earthquake Fault Zone Act. However, it is within an area subject to the Slope Protection Act as described below.

Chapter 16 of the state building code deals with structural design requirements governing seismically resistant construction (section 1604), including, but not limited to, factors and coefficients used to establish a seismic site class and seismic occupancy category appropriate for the soil/rock at the building location and the proposed building design (sections 1613.5 through 1613.7).

Chapter 18 of state building code, Soils and Foundations, provides the parameters for geotechnical investigations and structural considerations in the selection, design, and installation of foundation systems to support the loads from the structure above. Section 1803 sets forth the basis and scope of geotechnical investigations conducted. Section 1804 specifies considerations for excavation, grading, and

fill to protect adjacent structures and to prevent destabilization of slopes due to erosion and/or drainage. In particular, Section 1804.1, Excavation near foundations, requires that adjacent foundations be protected against a reduction in lateral support as a result of project excavation. This is typically accomplished by underpinning or protecting said adjacent foundations from detrimental lateral or vertical movement, or both. Section 1807 specifies requirements for foundation walls, retaining walls, and embedded posts and poles to ensure stability against overturning, sliding, and excessive pressure, and water lift, including seismic considerations. Sections 1808 through 1810 (Foundations) specify requirements for foundation systems based on the most unfavorable loads specified in Chapter 16, Structural, for the structure's seismic design category in combination with the soil classification at the project site.

Chapter 33 of the state building code includes, but is not limited to, requirements for safeguards at work sites to ensure stable excavations and cut-or-fill slopes (section 3304) and the protection of adjacent properties including requirements for noticing (section 3307). Appendix J of the state building code includes, but is not limited to, grading requirements for the design of excavations and fills (sections J106 and J107) specifying maximum limits on the slope of cut and fill surfaces and other criteria, required setbacks and slope protection for cut and fill slopes (J108), and erosion control in general and regarding the provision of drainage facilities and terracing (sections J109 and J110). San Francisco has adopted Appendix J of the state building code with amendments to J103, J104, J106, and J109 as articulated in the local building code.

The project site is in a landslide hazard zone and thus is subject to the additional requirements of the Slope Protection Act (building code section 106A.4.1.4), as identified in the building code. The Slope Protection Act states that the final geotechnical report must be prepared and signed by both a licensed geologist and a licensed geotechnical engineer, which in turn shall undergo design review by a licensed geotechnical or civil engineer to verify that appropriate geological and geotechnical issues have been considered and that appropriate slope instability mitigation strategies, including drainage plans if required, are proposed. Based on the review of the geotechnical submittal, the building department director may also require that the project be subject to review by a three-member Structural Advisory Committee that will advise the building department on matters pertaining to the building's design and construction. The three committee members must be selected from a list of qualified engineers submitted by the Structural Engineers Association of Northern California and approved by the building department. One member must be selected by the building department, one member shall be selected by the project sponsor, and the third member shall be selected jointly.

A geotechnical investigation report was prepared for the proposed project.[9] The proposed building alterations are anticipated to be supported on shallow foundations bearing on bedrock. The report notes that the primary geotechnical considerations for the site are excavation in bedrock, protection of adjacent improvements and foundations, and the possibility of encountering groundwater. The report includes recommendations for site preparation and grading, temporary slopes and excavation, construction monitoring, foundations, capillary break, basement, and retaining wall design, groundwater and surface drainage, and seismic design. The report concludes that the site can be developed as planned, provided

[9] Divis Consulting, Inc., Geotechnical Investigation Report, 2417 Green Street, San Francisco, California, April 6, 2017.

its recommendations are incorporated into the project plans and specifications and are implemented during construction.

The geotechnical report for the project addresses adjacent foundations:

> If the contractor encounters any adjacent foundations not shown on the project documents or unexpected materials during excavation, excavation should be halted and we should be contacted immediately to provide additional consultation on-site. We recommend the contractor investigate the location and depth of any adjacent foundations which may be impacted by the proposed excavation prior finalizing excavation plans. Any information regarding existing foundations should be distributed to the design team prior to construction. Where sloped excavations are not possible and the excavation will potentially impact adjacent improvements, shoring and or underpinning may be required. Shoring or underpinning is not planned at this time. We can provide additional recommendations regarding shoring and underpinning upon [request.]

The report recommends that its preparers review project plans, calculations, and specifications prior to final design to check that they are in general conformance with their recommendations. The report further states that the recommendations presented within the report are contingent based on their geotechnical observations during construction.

The geotechnical report notes that groundwater was not observed during a field investigation and that groundwater levels may vary seasonally. The geotechnical report states:

> Groundwater is typically encountered at the interface between geologic contacts (fill/native, sand/clay and soil/bedrock). Any excavation on a hillside may encounter groundwater and seasonal springs within the bedrock even though no evidence of groundwater is encountered during construction. Where groundwater, or evidence of groundwater, is encountered during construction, the geotechnical consultant would be notified to evaluate if additional measures are required to control the flow of groundwater at the site.[10]
>
> The final design should include measures to intercept groundwater where it may impact the proposed construction. This may include but is not limited to: drainage behind retaining walls, under-slab-drainage, French drains and area drains to intercept groundwater and surface run-off, and waterproofing. The need for under-slab-drainage should be evaluated based on the waterproofing design as well as the proposed use of the improvement. Where collected, groundwater should be discharged to a suitable collection point. In San Francisco, intercepted groundwater is typically re-directed to the combined sewer-stormwater system.
>
> Waterproofing is typically installed where the construction of habitable space is below the ground surface and waterproofing for basements is generally required by the building code. While we may provide guidance regarding waterproofing, the design and implementation of any

[10] Divis Consulting, Inc., Geotechnical Investigation Report, 2417 Green Street, San Francisco, California, April 6, 2017, page 4.

waterproofing system is beyond the scope of our services. The waterproofing system should be designed and inspected by others.

The project must comply with California Building Code Section 1805, which requires drainproofing and waterproofing of below-grade enclosed spaces. Section 1805.3 specifies materials and design for floors and walls and subsoil drainage systems. The engineer of record is responsible for ensuring no damage to adjacent structures.

The building department would review the project-specific geotechnical report during its review of the building permit for the project, and may require additional site-specific soils report(s) through the building permit application process, as needed. In addition, because the proposed project is in the Slope Protect Act area, review by the Structural Advisory Committee may be required. Compliance with building codes and building department review of the building permit application for conformance with the recommendations in the geotechnical report would ensure that the proposed project would have no significant impacts related geology, soils, and drainage, and would not result in damage to the adjacent building at 2421 Green Street.

Hazardous Materials. The proposed project would disturb at least 50 cubic yards of soil in an area that the San Francisco Health Department, as set forth in San Francisco Building Code section 106A.3.2.4, has identified as likely containing hazardous substances in the soil or groundwater. Therefore, before the project may obtain a building permit, it must comply with the requirements of article 22A of the San Francisco Health Code, which the San Francisco Department of Public Health (DPH) administers.

On February 9, 2018, the project sponsor submitted a Maher program application to DPH. On February 11, 2018, DPH requested that the project sponsor submit a work plan for soil and/or groundwater sampling and testing.[11]

On February 12, 2018 the project sponsor submitted a work plan that proposed two sample locations within the existing garage.[12] The work plan proposed laboratory analysis for total petroleum hydrocarbons (TPH) as gasoline (TPHg), as diesel (TPHd), and as motor oil (TPHmo); volatile organic compounds (VOCs); semi-VOCs; organochlorine pesticides; polychlorinated biphenyls (PCBs); reactivity, corrosivity, and ignitability; CAM 17 metals; and asbestos. On February 18, 2018, DPH approved the work plan.[13]

On February 27, 2018, the sponsor's consultant, ICES, submitted the site characterization report,[14] and on February 28, 2018, DPH issued a letter that agreed with the report's conclusion that that the soil sediments within the foundation and garage expansion excavation are non-hazardous:

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[11] San Francisco Department of Public Health, Environmental Health, SFHC Article 22A, 2417 Green Street Residence, EHB-SAM Case Number: 1534, February 11, 2018.
[12] ICES, Work Plan, Site Characterization, 2417 Green Street, San Francisco, California, February 12, 2018.
[13] San Francisco Department of Public Health, Environmental Health, SFHC Article 22A, 2417 Green Street Residence, EHB-SAM Case Number: 1534, February 18, 2018.
[14] ICES, Site Characterization, 2417 Green Street, San Francisco, California, February 27, 2018.

> Results from the soil samples indicated that the samples contained TPHg, TPHd, TPHmo, VOC, SVOC, organochlorine pesticide, and PCB concentrations that were below the Regional Water Quality Control Board's Direct Exposure Human Health Risk Screening Levels (DE HHRSLs) for residential land use. Results of other analysis indicated that the samples were non-flammable and non-reactive; and contained pH values (corrosivity) ranging from 7.58 to 7.71. The asbestos concentrations contained in the samples were non-detectable (less than 0.25%). The metal concentrations detected in the samples were below their respective residential DE HHRLs and/or within background levels for San Francisco Bay Area soils, with the exception of arsenic. The arsenic concentrations detected in [samples] S-l and S-2 ranging from 3.1 mg/kg to 3.5 mg/kg exceeded the residential DE HHRL of 0.067 mg/kg but were below the background level of 11 mg/kg. The Regional Water Quality Control Board considers background levels to be acceptable for contaminants where their respective DE HHRLs are less than typical background levels.[15]

Based on review of the documents, DPH found the project in compliance with San Francisco Health Code article 22A, and requires no further investigation. Thus, there is no possibility of a significant effect on the environment related to exposure to hazardous materials.

Conclusion. The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

[15] San Francisco Department of Public Health, Environmental Health, SFHC Article 22A Compliance, 2417 Green Street Residence, San Francisco, EHB-SAM Case Number: 1534, February 28, 2018.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Preservation Team Meeting Date:		Date of Form Completion	5/4/2017

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	2417 Green Street	
Block/Lot:	Cross Streets:	
0560/028	Pierce and Scott Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2017.002545ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
◉ CEQA	○ Article 10/11	○ Preliminary/PIC	◉ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/10/17

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Historic Resource Evaluation report prepared by Tim Kelley Consulting, April 2017 Proposed Project: Expansion of garage; 3 story horizontal rear addition; alterations to front facade and roof; excavation and foundation replacement; lowering building; and interior remodel. The project appears to be a de facto demolition per PC Section 1005(f).

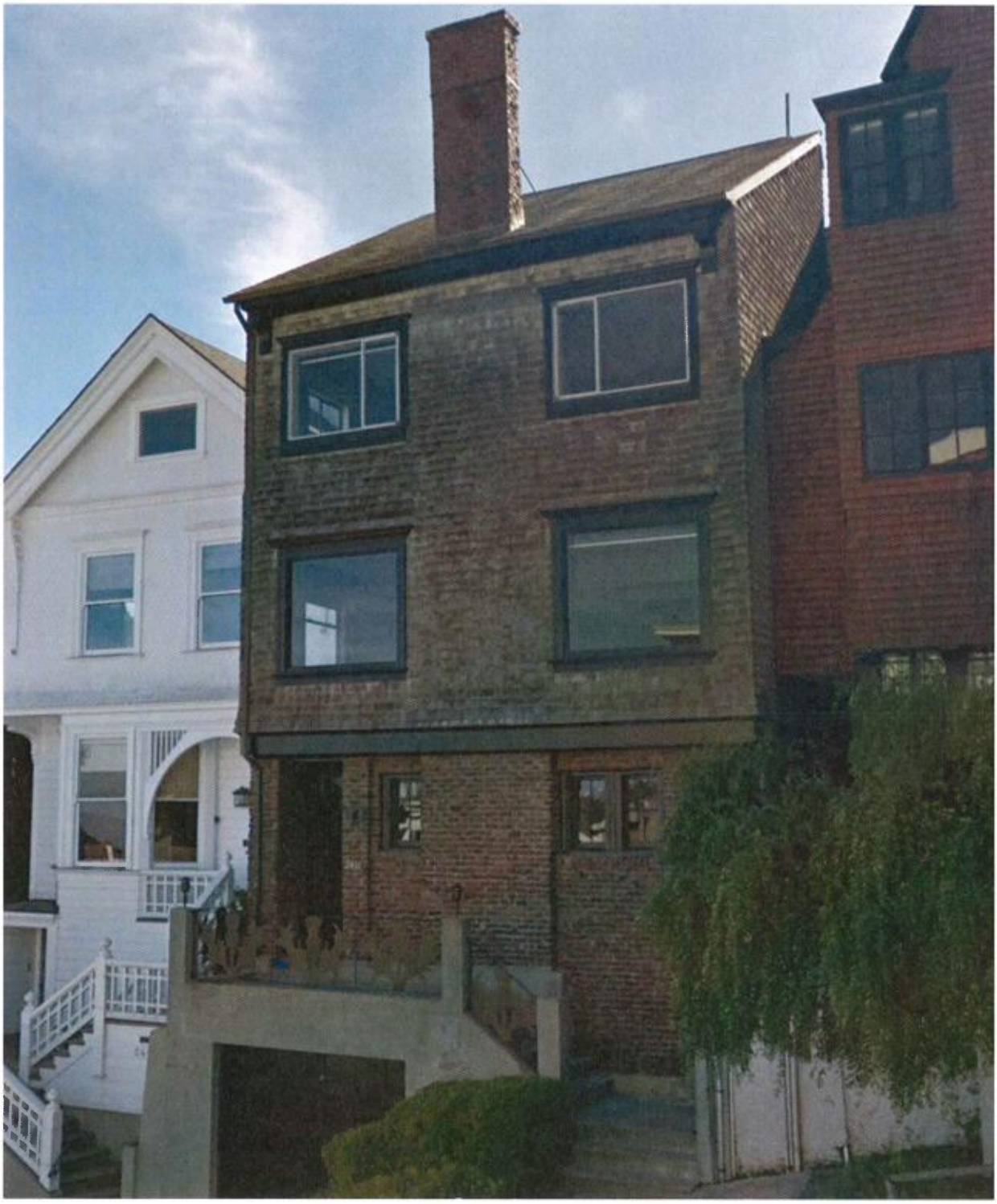
PRESERVATION TEAM REVIEW:			
Category:	○ A	○ B	◉ C

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: ○ Yes ◉ No	Criterion 1 - Event: ○ Yes ◉ No
Criterion 2 -Persons: ○ Yes ◉ No	Criterion 2 -Persons: ○ Yes ◉ No
Criterion 3 - Architecture: ○ Yes ◉ No	Criterion 3 - Architecture: ○ Yes ◉ No
Criterion 4 - Info. Potential: ○ Yes ◉ No	Criterion 4 - Info. Potential: ○ Yes ◉ No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	◉ N/A
CEQA Material Impairment to the individual historic resource:	○ Yes	◉ No	
CEQA Material Impairment to the historic district:	○ Yes	◉ No	
Requires Design Revisions:	○ Yes	◉ No	
Defer to Residential Design Team:	○ Yes	◉ No	

PRESERVATION TEAM COMMENTS:
The building at 2417 Green Street was built circa 1905 and was first owned by Lonella H. Smith. Louis B. Floan was to contractor for the building, but no architect was identified. The property is located on the south side of the street between Pierce and Scott Street in the Pacific Heights neighborhood. It is a rectangular plan, three-story-over-basement, wood-frame, single-family residence with a side-facing gable roof and shingle and brick cladding. The building has been altered, including the insertion of a garage with concrete cladding, replacement of the front entry porch, and replacement of the upper floor windows. The building retains some characteristics of the First Bay Tradition style, including the simple wall surface, wood singles, and small scale ornamentation. Based on the information provided in the Historic Resource Evaluation report prepared by Tim Kelley Consulting (December 2016), the Department finds that the subject property does not appear to be eligible for inclusion on the California Register either as an individual historic resource or as a contributor to a historic district. There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the property was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. No significant historical figures are associated with the property. Lastly, the property does not significantly embody the distinctive characteristics of the First Bay Tradition style; it is not the work of a master architect; and, it does not possess high artistic values. Furthermore, the property is not located within a California Register-eligible historic district. The consultant found no cohesive collection of buildings in the immediate area that would indicate a possible district. The nearest historic district is the Pacific Heights Historic District, which captures buildings to the south and west of the subject building. 2417 Green Street would not contribute to this district since the subject building and its immediate neighbors to the east are not associated with the architectural significance of the district. The district is characterized by large, formal, detached dwellings, typically designed by master architects and displaying a high level of architectural detailing and materials. The subject building is builder-designed and displays a relatively vernacular style. While the properties to the west of 2417 Green Street may be eligible for inclusion in the district, the subject building does not contribute to the Pacific Heights Historic District. The proposed project would have no adverse impact to historic resources as the subject building is not a historic resource and is not located within a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
[illegible]	5/10/2017



SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2017-002545ENV
Project Address:	2417 Green Street
Zoning:	RH-1 (Residential – House, One Family) 40-X Height and Bulk District
Block/Lot:	0560/028
Date of Review:	May 24, 2018 (Part I and II)
Staff Contact:	Jeanie Poling (Environmental Planner) (415) 575-9072 jeanie.poling@sfgov.org Stephanie Cisneros (Preservation Planner) (415) 575-9186 stephanie.cisneros@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION SUMMARY

2417 Green Street[1]

The building located at 2417 Green Street was built circa 1905 and was first owned by Lonella H Smith. Louis B. Floan was the contractor for the building, but no architect was identified. The property is located on the south side of the street between Pierce and Scott Street in the Pacific Heights neighborhood. It is a rectangular plan, three-story-over-basement, wood-frame, single-family residence with a side-facing gable roof and shingle and brick cladding. The building has been altered, including the insertion of a garage with concrete cladding, replacement of the front entry porch, and replacement of the upper floor windows. The building retains some characteristics of the First Bay Tradition style, including the simple wall surface, wood shingles, and small-scale ornamentation.

Based on the information provided in the Supplemental Information for Historic Resource Determination (Supplemental) report prepared by Tim Kelley Consulting (December 2016), the Department finds that the subject property does not appear to be eligible for inclusion on the California Register either as an individual historic resource or as a contributor to a historic district. There is no information provided in the Supplemental or located in the San Francisco Planning Department's background files to indicate that the property was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. No significant historical figures are associated with the property. Lastly, the property does not significantly embody the distinctive characteristics of the First Bay Tradition style; it is not the work of a master architect; and it does not possess high artistic value.

Furthermore, the property is not located within a California Register-eligible historic district. The consultant found no cohesive collection of buildings in the immediate area that would indicate a possible district. The nearest historic district is the California Register-eligible Pacific Heights Historic District,

[1] The historical information for 2417 Green Street presented in this HRER is taken from the Preservation Team Review (PTR) form dated May 4, 2017 and signed on May 20, 2017. This information is still valid.

which includes buildings to the south and west of the subject building. 2417 Green Street would not contribute to this district since the subject building and its immediate neighbors to the east are not associated with the architectural significance of the district. The district is characterized by large, formal, detached dwellings, typically designed by master architects and displaying a high level of architectural detailing and materials. The subject building is builder-designed and displays a relatively vernacular style. While the properties to the west of 2417 Green Street may be eligible for inclusion in the district, the subject building does not contribute to the eligible Pacific Heights Historic District.

2421 Green Street

The subject property at 2417 Green Street is located adjacent to an identified-eligible historic resource (Category A property) at 2421 Green Street (Coxhead House).[2] Constructed in 1839, 2421 Green Street is a three-story, wood-framed building clad in red cedar shingles. It has a rectangular plan with steeply pitched roofs and articulated dormers and ribbons of windows facing the San Francisco Bay and neighboring rear yards. The property was designed in the First Bay Tradition (or Bay Area Shingle) architectural style by and for master architect Ernest Albert Coxhead to be used as his personal residence and studio. The property is currently undergoing consideration for listing in the National Register of Historic Places for its association with the life and work of Coxhead and for its representation as an outstanding example of the First Bay Tradition architectural style.[3]

2727 Pierce Street

The rear yard of subject property at 2417 Green Street abuts the rear yard of 2727 Pierce Street, a designated local landmark (City Landmark 51). Known as the Casebold House, 2727 Pierce Street was designed in the Italianate style and constructed in 1865 for Henry Casebolt, a wealthy pioneer carriage and car builder, inventory, and transit operator who became accomplished both locally and across the country. 2727 Pierce Street is recognized as a masterpiece of the style and is a locally designated landmark significant for its association with the life and work of Henry Casebolt, and as an outstanding example of Italianate architecture.

PART II: PROJECT EVALUATION

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: Feburary 10, 2017

Project Description

The proposal is to construct a three-story, 950 sf rear addition; alter the front façade; replace the foundation; lower all floor plates by approximately 2 feet; and excavate below the existing building to add one vehicle parking space (662 sf) to the existing one-vehicle garage. The project would increase the existing 4,502 sf building by 1,612 sf resulting in a 6,114 sf building.

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[2] 2421 Green Street was identified in the Department's 1976 Survey and given a rating of "4." The property was also discussed in Here Today: San Francisco's Architectural Heritage, by Roger R. Olmsted and Tom H. Watkins (page 270).

[3] More information regarding the significance of 2421 Green Street can be found in the full National Register nomination form attached to the Appeal Letter dated November 22, 2017.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Potential Impacts to Adjacent Historic Resources:

☒ The project will not cause a significant adverse impact to adjacent historic resources (Category A Properties) as proposed. See discussion below.

☐ The project will cause a significant adverse impact to adjacent historic resources (Category A Properties) as proposed. See discussion below.

The subject property is located immediately adjacent to an identified-eligible historic resource (Category A property) located at 2421 Green Street[4]. The rear yard of 2417 Green Street also abuts the rear yard of the historic resource at 2727 Pierce Street (City Landmark 51).

Potential impacts to the setting of historic resources are addressed in Section 15064.5(b) of the CEQA Guidelines, which states that, "A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significance effect on the environment." A "substantial adverse change" is defined in the CEQA Guidelines as the "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.[5]" CEQA also defines "materially impaired" as work that "materially alters, in an adverse manner, those physical characteristics that convey the historical resource's historical significance and justify its inclusion in or eligibility for inclusion in the California Register of Historical Resources or in a local register of historical resources.[6]"

Potential Direct Impacts to Adjacent Historic Resources

[4] 2421 Green Street was identified in the Department's 1976 Survey and given a rating of "4." The property was also discussed in *Here Today: San Francisco's Architectural Heritage,* by Roger R. Olmsted and Tom H. Watkins (page 270).
[5] CEQA Guidelines, Section 15064.5(b)(1)
[6] CEQA Guidelines, Section 15064.5(b)(2)

Rear Addition/Alteration

The proposed rear addition at 2417 Green Street will adhere to all Planning Department requirements with regard to rear yard setbacks and mid-block open space. There is no potential for the rear addition to cause a physical direct impact to the adjacent historic resources at 2421 Green Street or 2727 Pierce Street due to the fact that the addition will not physically attach to or require physical alterations of any components of these properties. The proposed project at 2417 Green Street will be confined to the parameters of the subject lot. The proposed rear addition has been designed to incorporate side setbacks to allow for space between the addition and the immediately adjacent historic resource at 2421 Green Street and will sit below the overall height of the historic resource at 2421 Green Street. The size and location of the addition will not require the removal or infill of property line windows at 2421 Green Street[7].

Additionally, the rear yard of 2727 Pierce Street (City Landmark 51) that abuts the rear yard of 2417 Green Street will not be physically impacted by the proposed rear addition, which will be entirely located within the buildable area of the lot such that a Planning Code compliant rear yard is maintained. This will provide significant distance between the rear yard of 2727 Pierce Street and the proposed rear addition at 2417 Green Street such that there is no potential for a direct impact to the Landmark.

Foundation Replacement and Vibration

The scale and method of foundation work is not anticipated to result in the removal of materials associated with the adjacent historic resource at 2421 Green Street or in significant vibration that has the potential to cause a significant impact. A geotechnical report has been submitted that notes one of the primary geotechnical considerations being the protection of adjacent improvements and foundations throughout construction. The amount of excavation and method of laying the new foundation will be carried out per the specific recommendations laid out in the geotechnical report and the requirements set forth by local regulations and state building code to ensure protection of the foundation of the adjacent historic resource at 2421 Green Street. Additionally, the type of excavation and foundational work associated with a project of this scale is not anticipated to cause substantial vibration. Planning Department evaluation of the project includes the understanding that the proposed project will comply with all building and engineering requirements to protect the architectural and structural components of adjacent buildings and to avoid, minimize, or mitigate vibration during construction. Staff finds that the proposed foundation replacement at 2417 Green Street will not result in a significant adverse impact to the adjacent historic resource, as it will implement the recommendations outlined in the geotechnical report and the requirements of local and state building codes.

Potential Indirect Impacts to Adjacent Historic Resources

Setting

Concerns raised in the appeal of the proposed project at 2417 Green Street include the potential for indirect impacts to the historic setting of the immediately adjacent historic resource at 2421 Green Street and the nearby City Landmark at 2727 Pierce Street (City Landmark 51). The appeal and subsequent Board of Supervisors findings identified two areas needing additional analysis: views and setting. Views are not a topic taken into consideration under the CEQA Guidelines with regard to potential impacts to adjacent historical resources and are therefore not included in this analysis.

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[7] Property line windows are not protected in the San Francisco Planning Code.

The current setting of the adjacent historic resources at 2421 Green Street and 2727 Pierce Street is comprised of standard city lots subject to the restrictions and requirements of the RH-1 (Residential – House, One Family) zoning district and 40-X height and bulk district. Historically, the subject block remained unified and largely undeveloped until the construction of the Casebolt House (City Landmark 51) was constructed at 2727 Pierce Street in 1867. The block was subsequently subdivided and lots were sold for private development that ultimately resulted in the current setting comprised of multi-level single-family residences that adhere to the slope of the land and have a strong pattern of mid-block open space.

The existing footprint of 2417 Green Street is not a precondition for 2421 Green Street or 2727 Pierce Street to convey their historic architectural design, for which they have been found to be significant under the National Register and Article 10 of the Planning Code, respectively. The setting of the two historic resources has changed over time to accommodate an ever-changing urban environment. Although the proposed project at 2417 Green Street includes a rear expansion that would be visible from 2421 Green Street and from 2727 Pierce Street, this change would not physically impact either resource such that they would no longer be able to convey their architectural significance.

The Designating Ordinance for 2727 Pierce Street (City Landmark 51) identifies character-defining features associated with the significance of the property. These features include architectural details that collectively illustrate the property's high-style Italianate design. Features associated with the setting of the landmark (i.e. landscaping, open space, views) are not identified in the designating ordinance as character-defining features. Although there is an extant garden at the rear of the property, it is not directly or specifically tied to the significance of the property and is therefore not considered an important character-defining feature. The proposed project at 2417 Green Street will be visible from the rear yard of 2727 Pierce Street but it will not physically touch or materially impair any of the landmark's character-defining features or its setting such that it will no longer be able to convey its significance. Therefore, staff finds that the project at 2417 Green Street will not cause a significant adverse impact on 2727 Pierce Street.

The adjacent historic resource at 2421 Green Street is currently undergoing consideration for listing in the National Register of Historic Places for its association with the life and work of master architect Ernest Albert Coxhead and for its representation as an outstanding example of the First Bay Tradition architectural style. Based on the information presented in the National Register nomination form and the supplemental documents submitted in the appeal, the intent of the original design of 2421 Green Street was to take advantage of the view(s) from the eastern, western and northern elevations. Additionally, the site has a "Southern rear yard that captures direct sunlight nurturing a garden that backs onto neighboring gardens creating a park-like setting at the back of the house." Although the overall setting of 2421 Green Street is described as "park-like," it is still located within an urban environment of developed city lots. The proposed project at 2417 Green Street will not physically touch or alter the exterior features of 2421 Green Street as the project will be confined to the parameters of the subject lot. The proposed rear addition has been designed to incorporate side setbacks to allow for space between the addition and the immediately adjacent properties and will sit below the overall height of the historic resource at 2421 Green Street, such that no existing windows will require physical alteration. The proposed rear addition may alter the amount of direct sunlight on the rear garden at 2421 Green Street but will not significantly diminish or alter the "park-like" setting at the rear. The proposed project will adhere to the rear yard and mid-block open space requirements of the Planning Code such that these features will continue to relate to adjacent properties. Although the proposed project will be visible from the east-facing windows of 2421 Green Street, it will not physically touch or alter any of the historic resource's character-defining

features such that 2421 Green Street will no longer be able to convey its significance. Therefore, staff finds that the project at 2417 Green Street will not cause a significant adverse impact to the setting or surroundings of 2421 Green Street.

As proposed, the project to the existing single-family residence at 2417 Green Street does not include any physical alterations to the adjacent historical resources at 2421 Green Street or 2727 Pierce Street such that there would be a substantial adverse change in the significance of these resources that would no longer make them eligible for inclusion in a local, state or national register of historical resources.[8] Staff has determined that the project will not cause a significant adverse impact to the surroundings of the adjacent identified historical resources.

PART II:SENIOR PRESERVATION PLANNER REVIEW

Signature: _____ Date: 5/29/18

M. Pilar LaValley, *Acting Principal Preservation Planner*

cc: Jeanie Poling, Environmental Planning
Christopher May, Current Planning
Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

[8] CEQA Guidelines, Section 15064.5(b)(2)

2417 Green Street
Image taken 6/8/18

EXHIBIT C

SAN FRANCISCO
PLANNING DEPARTMENT

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: December 13, 2017 RDAT MEETING DATE: December 20, 2017

PROJECT INFORMATION:

Planner:	Chris May
Address:	2417 Green St
Cross Streets:	Pierce & Scott Streets
Block/Lot:	0560/028
Zoning/Height Districts:	RH-1/40-X
BPA/Case No.	2017.04.28.5244
Project Status	☐ Initial Review ☐ Post NOPDR ☒ DR Filed
Amount of Time Req.	☒ 15 minutes
	☐ 30 minutes (required for new const.)

RDAT Members in Attendance:
Maia Small, David Lindsay, David Winslow, Allison Albericci (notes)

Project Description: Lower entire building by approximately 2 feet to accommodate 3rd and 4th floor vertical additions, expansion of existing garage in basement level, 1- and 3-story rear horizontal additions, façade alterations, interior remodel.

Project Concerns (If DR is filed, list each concern.):

1.1 Project would have significant impact on historic resource (neighboring 2421 Green St) – not addressed in CEQA document;
1.2 Addition would block access to light, air and views at 2421 Green St (would obstruct 23 side windows);
1.3 Project could undermine foundation of 2421 Green St;
1.4 Modernizing existing façade, massing of rear addition, lack of "terracing" building height, encroachment into midblock open space are inconsistent with Cow Hollow DGs.

2.1 Scale, architectural features, and building materials are incompatible with neighborhood character;
2.2 Addition does not respect midblock open space;
2.3 Addition would reduce access to light, air and privacy at 2415 Green St;
2.4 Character-defining features of historic building are not maintained;
2.5 Project could undermine foundation of 2415 Green St

3.1 Volume and massing of addition inconsistent with Cow Hollow DGs, building materials on front façade is inconsistent with neighborhood character;
3.2 Rear addition will negatively impact privacy, access light, air and midblock open space;
3.3 Window proportions too big, materials not in keeping with neighborhood character;

3.4 Excavation may destabilize adjacent properties;

RDAT Comments:

The project is located in the Lower Elevation Subarea of Cow Hollow. The project appropriately respects the topography and the architectural context, preserving the stepping down the hill along Green Street. The proposed rear addition averages between the rear walls of the adjacent buildings and massing is reduced on upper levels, maintaining privacy as well as access to light, air and midblock open space. Volume and massing of the addition is consistent with Cow Hollow Neighborhood Design Guidelines.

To ensure that the type, finish, and quality of the project materials is compatible with those used in the surrounding Cow Hollow neighborhood, existing windows should be repaired or replaced in-kind and new windows should be wood or aluminum clad wood.

EXHIBIT D

DUMICAN MOSEY
ARCHITECTS

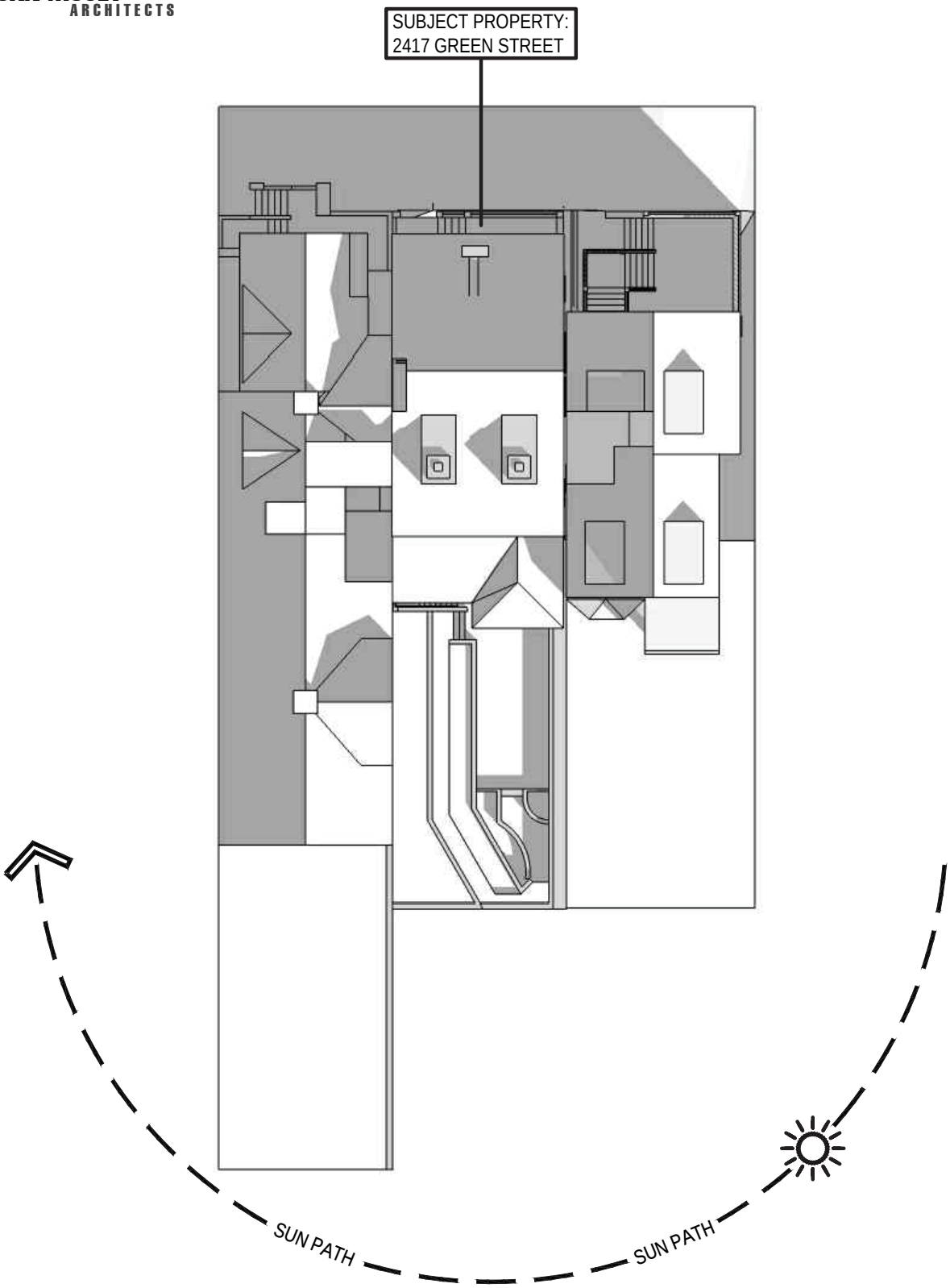
PROPOSED

EXISTING

Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
SOLAR STUDY - DECEMBER 21 9:00 AM
2417 GREEN STREET, SAN FRANCISCO, CA 94123

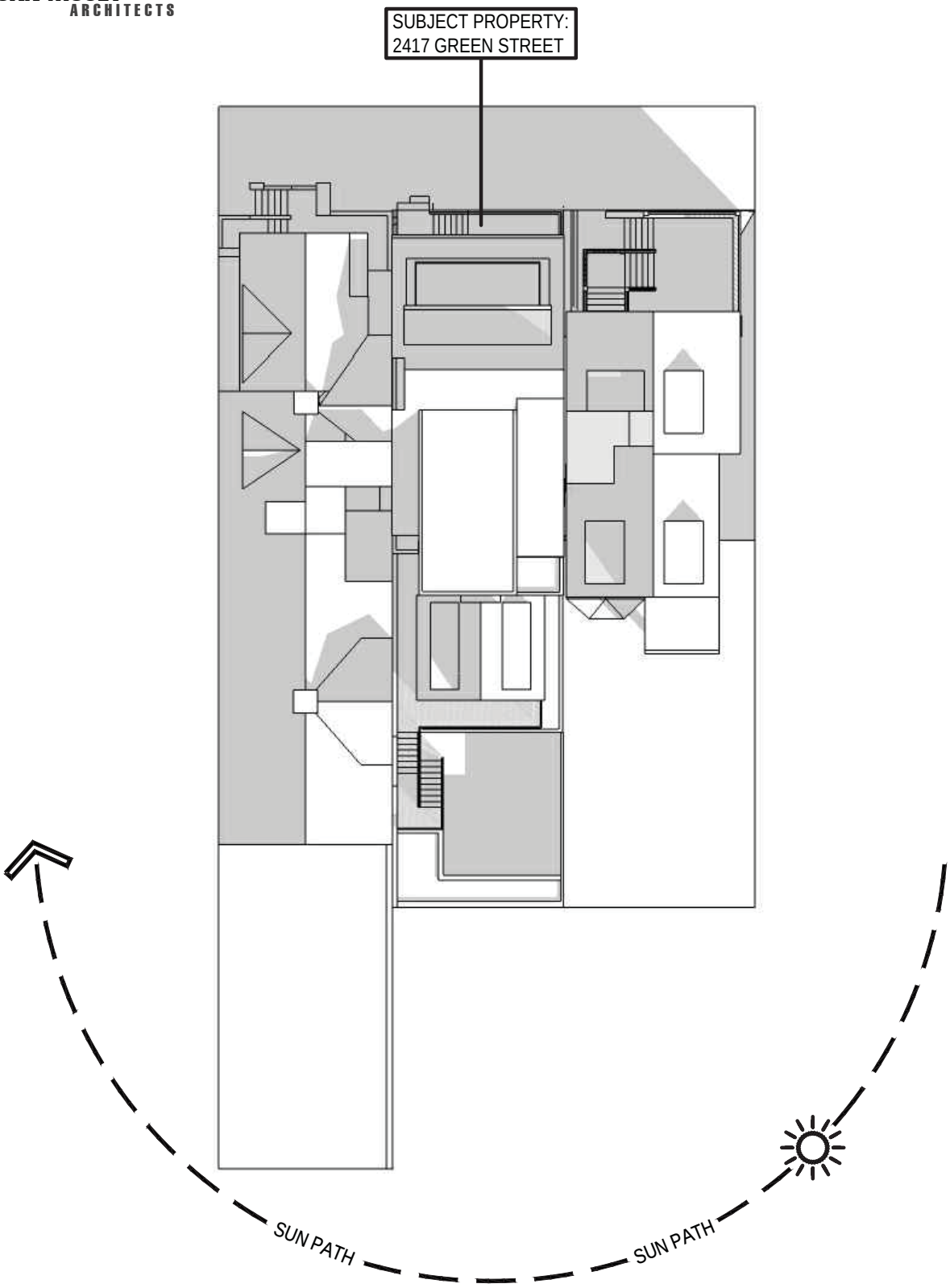
DUMICAN MOSEY
ARCHITECTS



Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
EXISTING PLAN SOLAR STUDY - DECEMBER 21 9:00 AM
2417 GREEN STREET, SAN FRANCISCO, CA 94123

DUMICAN MOSEY
ARCHITECTS



Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
PROPOSED PLAN SOLAR STUDY - DECEMBER 21 9:00 AM
2417 GREEN STREET, SAN FRANCISCO, CA 94123

DUMICAN MOSEY
ARCHITECTS

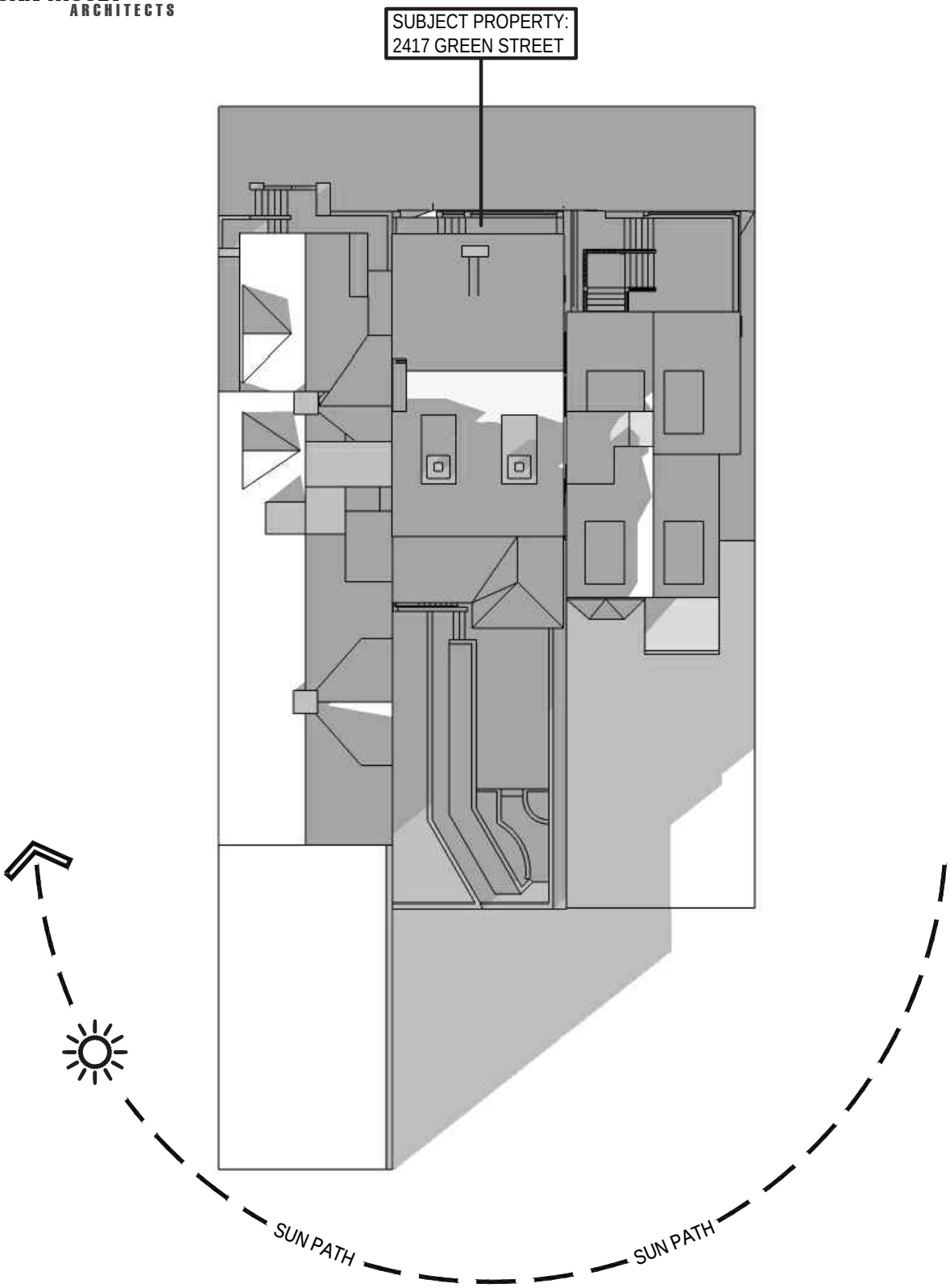
PROPOSED

EXISTING

Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
SOLAR STUDY - DECEMBER 21 4:00 PM
2417 GREEN STREET, SAN FRANCISCO, CA 94123

DUMICAN MOSEY
ARCHITECTS



Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
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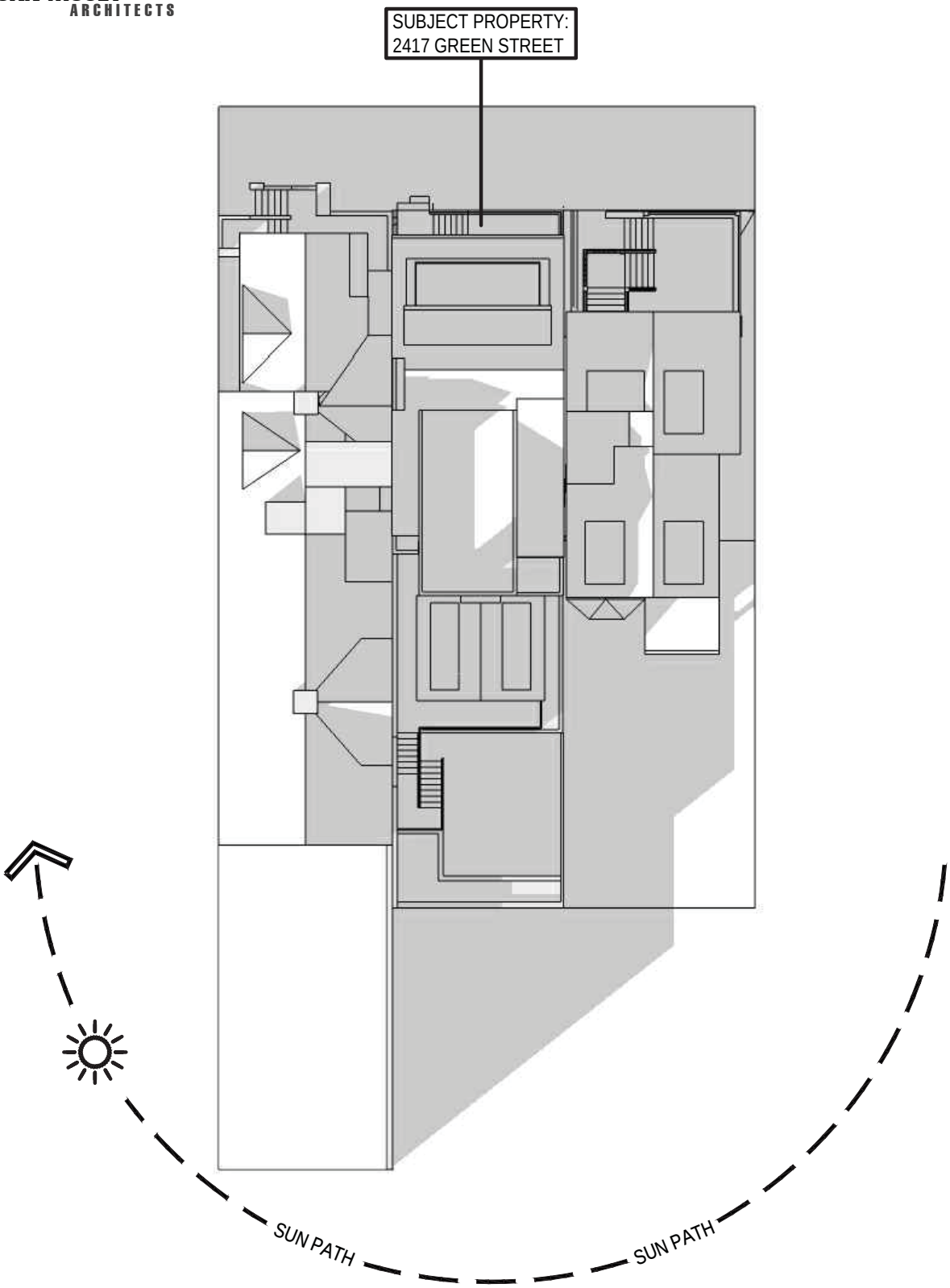
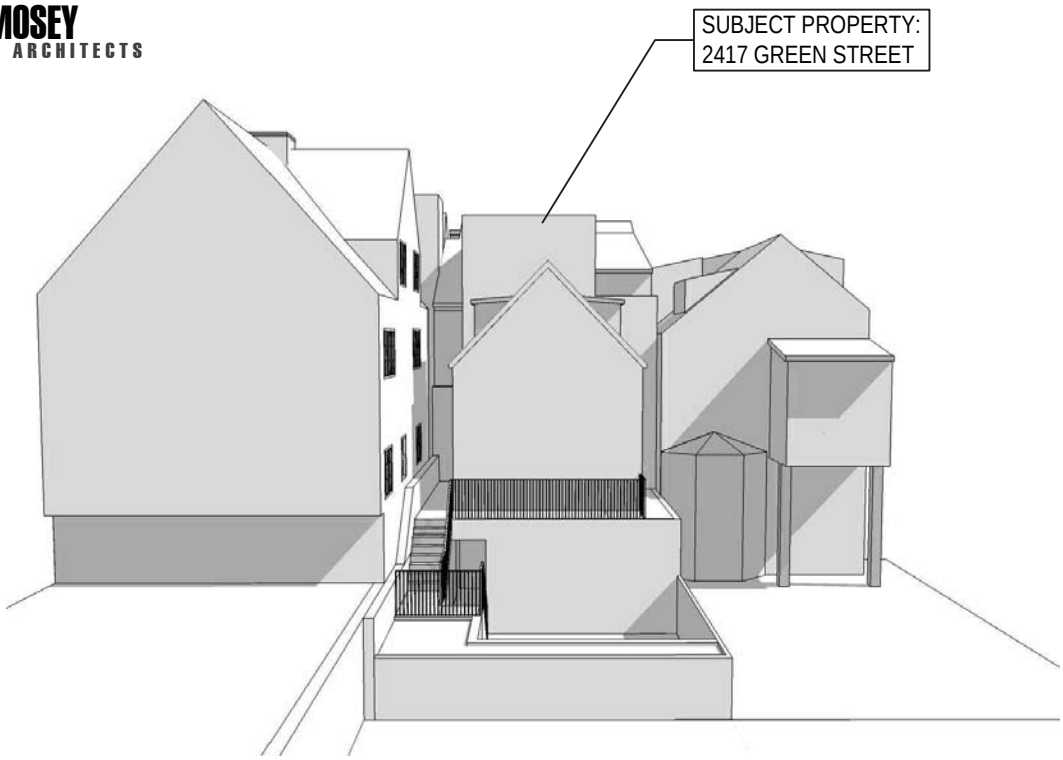
DUMICAN MOSEY
ARCHITECTS



Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
PROPOSED PLAN SOLAR STUDY - DECEMBER 21 4:00 PM
2417 GREEN STREET, SAN FRANCISCO, CA 94123

DUMICAN MOSEY
ARCHITECTS



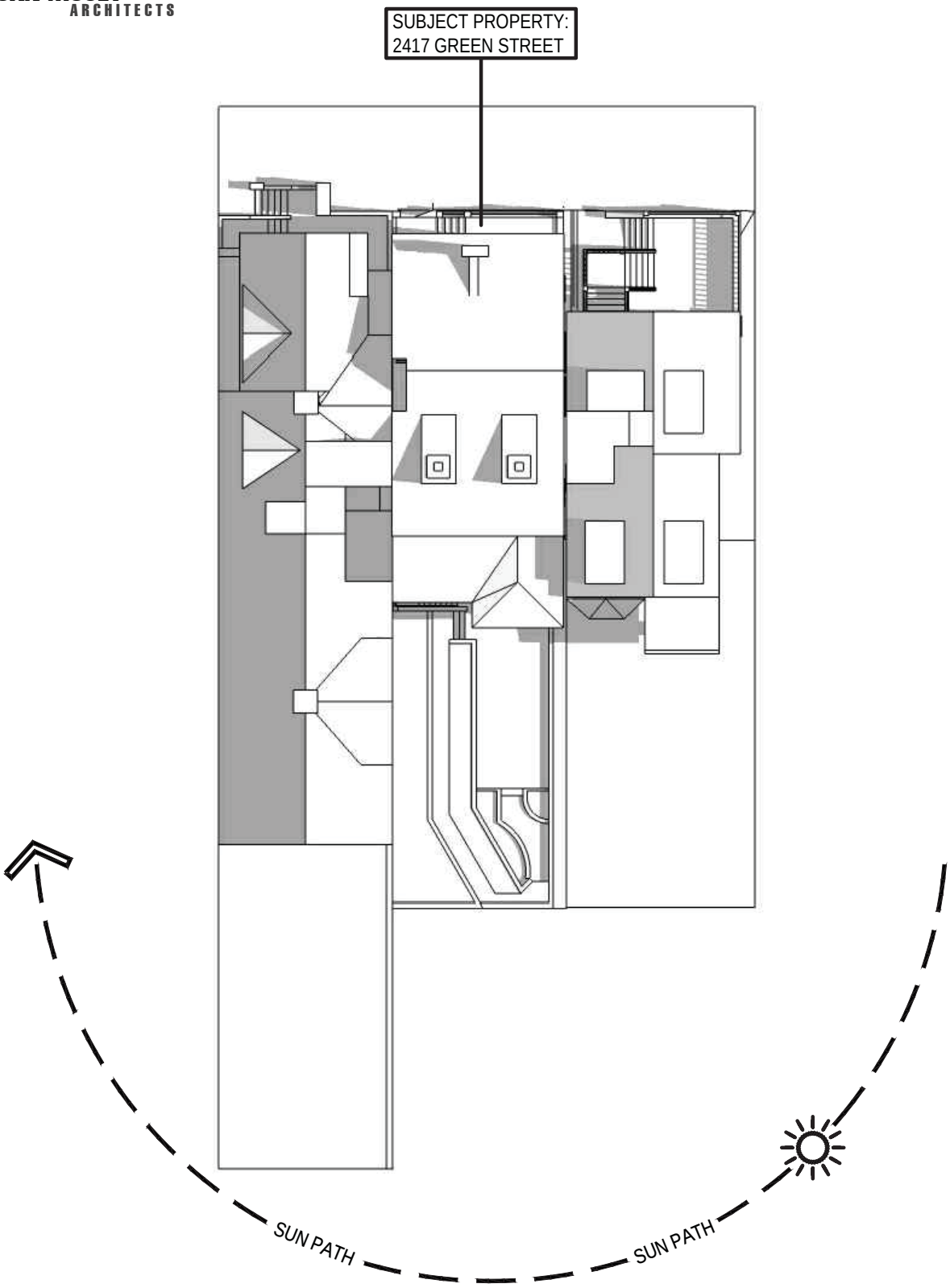
PROPOSED

EXISTING

Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
SOLAR STUDY - JUNE 21 9:00 AM
2417 GREEN STREET, SAN FRANCISCO, CA 94123

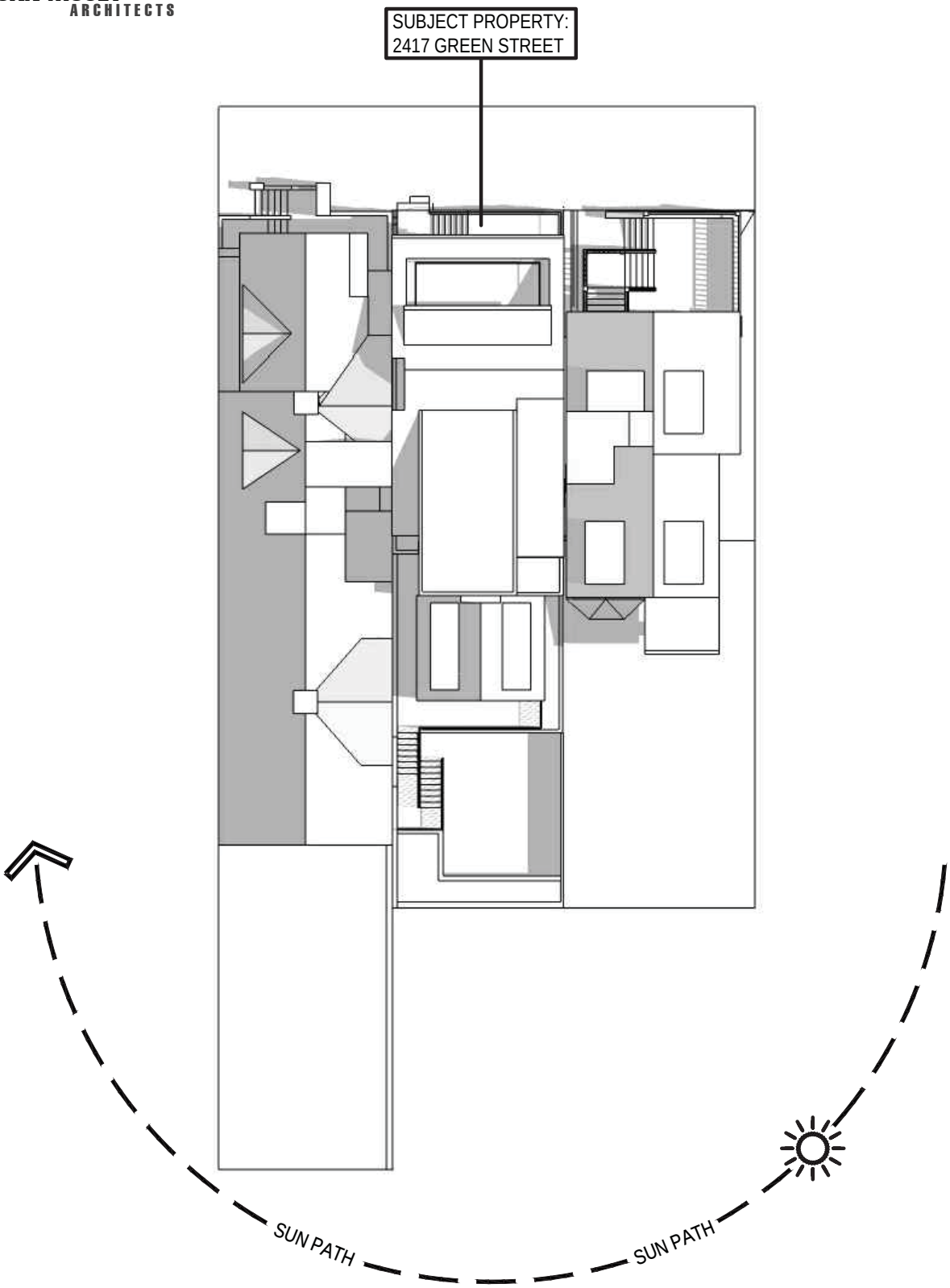
DUMICAN MOSEY
ARCHITECTS



Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
EXISTING PLAN SOLAR STUDY - JUNE 21 9:00 AM
2417 GREEN STREET, SAN FRANCISCO, CA 94123

DUMICAN MOSEY
ARCHITECTS



Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
PROPOSED PLAN SOLAR STUDY - JUNE 21 9:00 AM
2417 GREEN STREET, SAN FRANCISCO, CA 94123

DUMICAN MOSEY
ARCHITECTS

PROPOSED

EXISTING

Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
SOLAR STUDY - JUNE 21 4:00 PM
2417 GREEN STREET, SAN FRANCISCO, CA 94123

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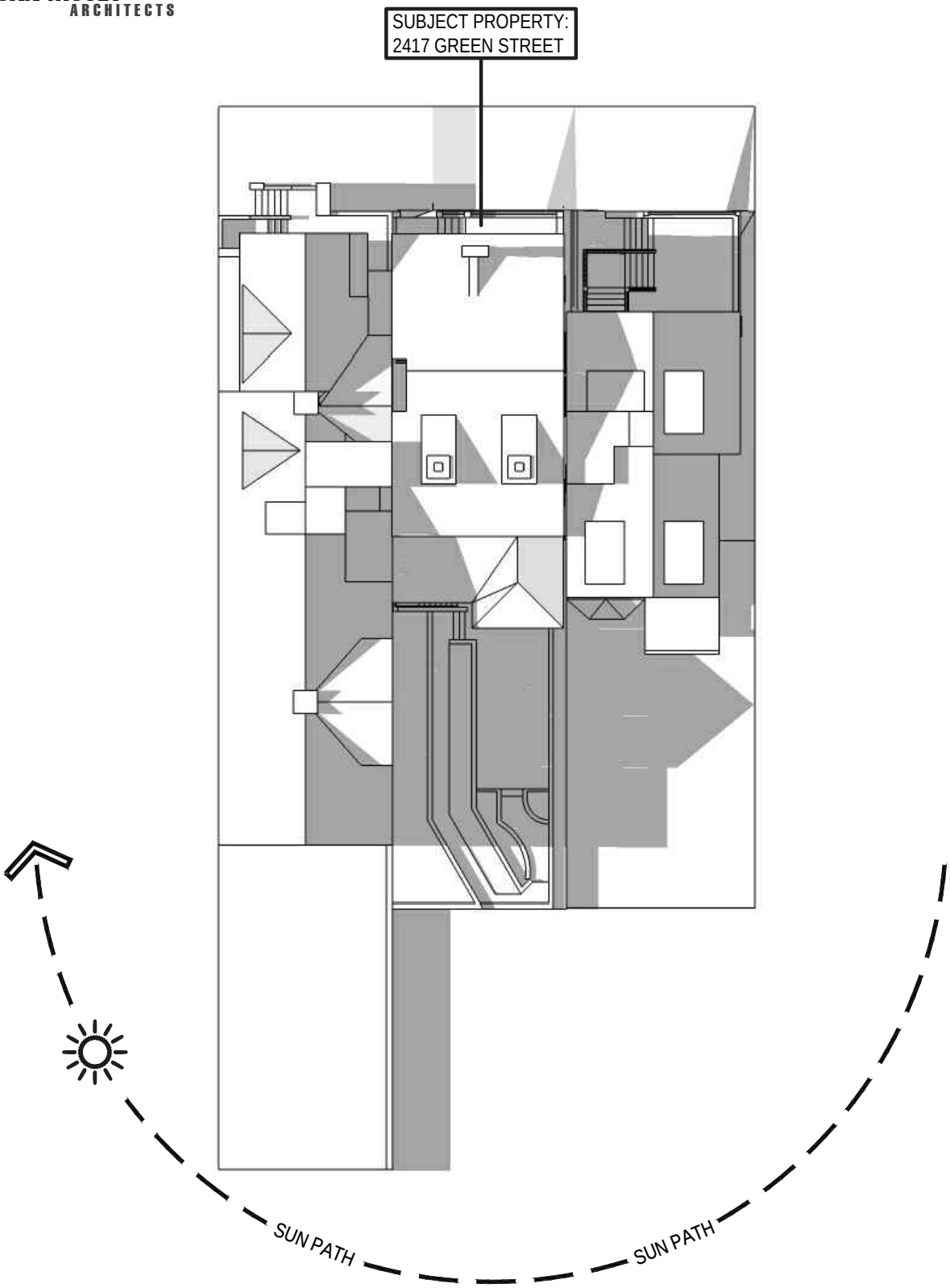

Subject

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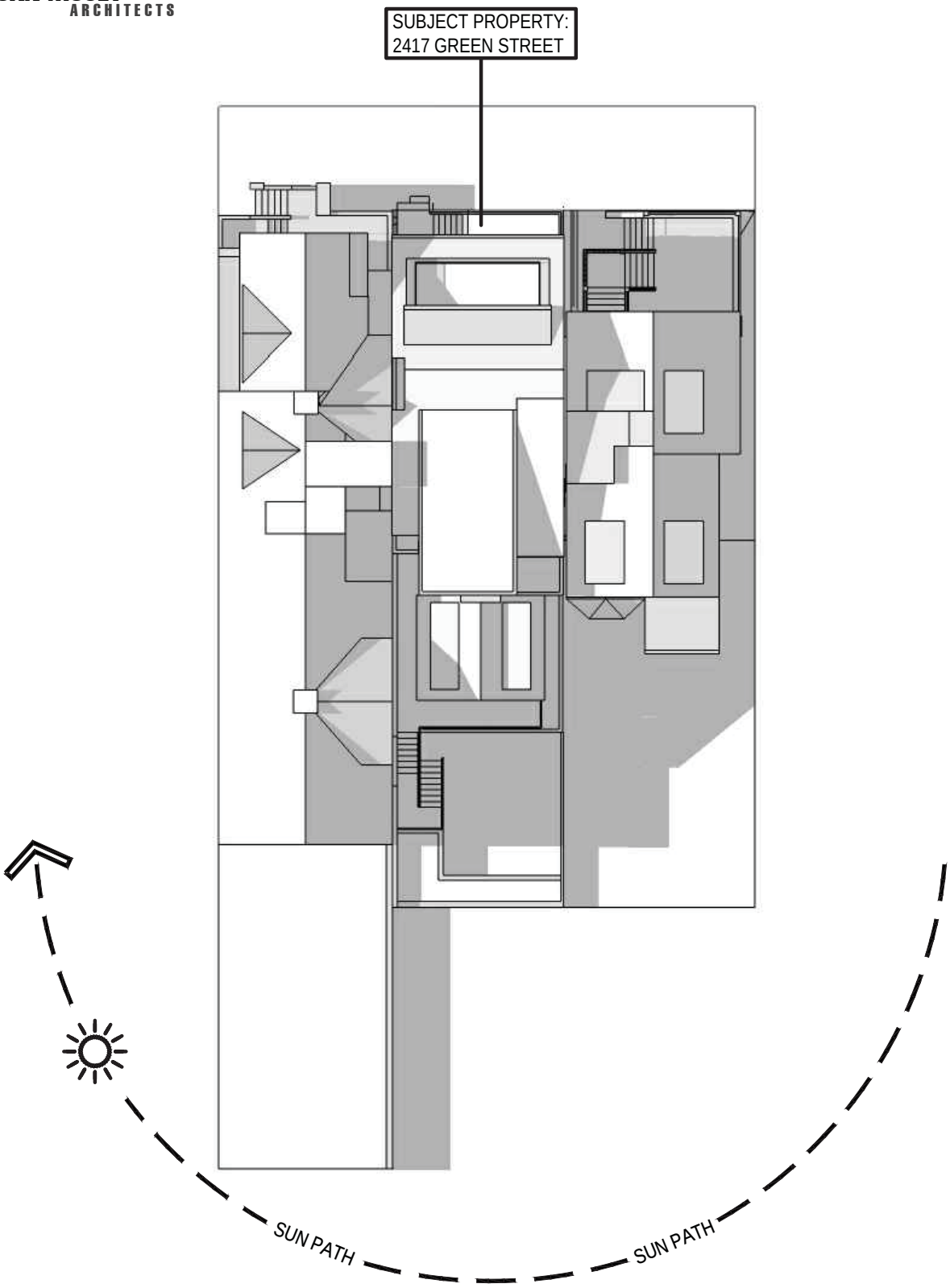
ARCHITECTS



Subject

NATURAL LIGHT & AIR AT IMMEDIATELY ADJACENT CONTEXT
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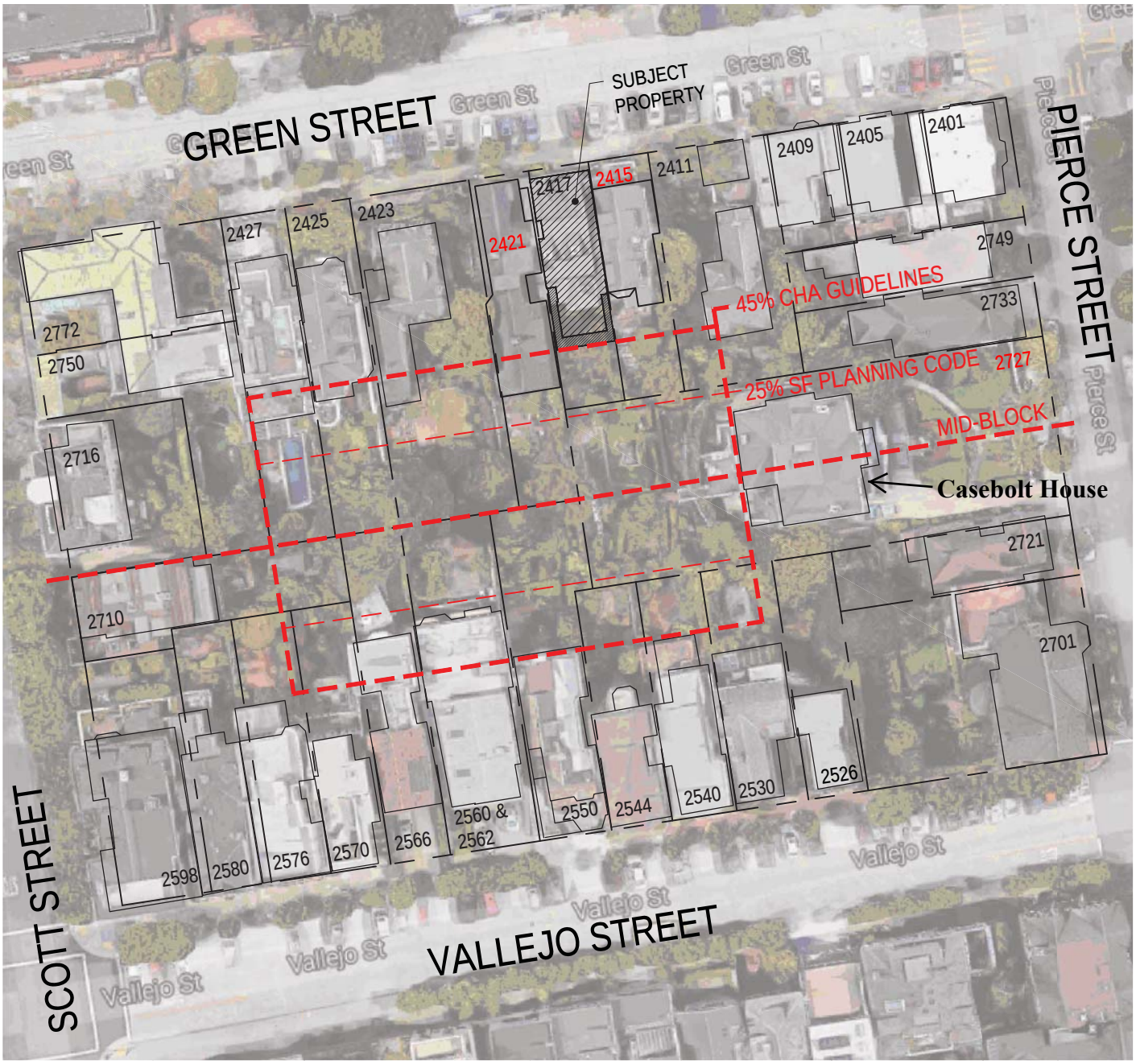
2417 GREEN STREET, SAN FRANCISCO, CA 94123

EXHIBIT E

DUMICAN MOSEY
ARCHITECTS



NOTES:

- 45% COW HOLLOW ASSOCIATION (CHA) NEIGHBORHOOD DESIGN GUIDELINES = 61.875' SETBACK FOR MID-BLOCK
- 25% SAN FRANCISCO PLANNING CODE = 34.375' SETBACK FOR MID-BLOCK

64 0 64 128
SCALE IN FEET: 1/64" =1'-0"

Subject

MID-BLOCK OPEN SPACE

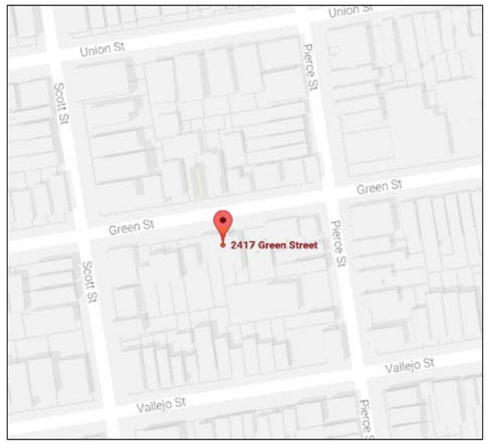
2417 GREEN STREET, SAN FRANCISCO, CA 94123

SITE PERMIT / 311 NOTIFICATION SET

28 APRIL 2017. REVISED 06 JUNE 2018

2417 GREEN STREET

SAN FRANCISCO, CA 94123



1 LOCATION MAP

2 EXISTING FRONT FACADE

PROJECT DESCRIPTION:

THE PROPOSED PROJECT GENERALLY CONSISTS OF THE REMODEL, ALTERATIONS AND HORIZONTAL ADDITION TO AN EXISTING 4 STORY OVER BASEMENT SINGLE-FAMILY RESIDENCE AND INCLUDES THE FOLLOWING: 1) EXPANSION OF EXISTING GARAGE IN BASEMENT LEVEL, 2) 1ST, 2ND, 3RD, AND 4TH STORY HORIZONTAL REAR YARD ADDITION, 3) ALTERATIONS TO EXISTING FRONT FACADE, 4) EXCAVATION AND FULL FOUNDATION REPLACEMENT, 5) LOWERING EXISTING BUILDING APPROXIMATELY, 6) INTERIOR REMODEL THROUGHOUT, 7) NEW ACCESSORY DWELLING UNIT (ADU) AT THE FIRST FLOOR.

DRAWING LIST:

A0.0	COVER SHEET
GS-1	GREEN BUILDING SITE PERMIT SUBMITTAL
A0.1	LEGENDS, ABBREVIATIONS AND GENERAL NOTES
A0.2	SITE AERIAL VIEW/ CONTEXT ANALYSIS
A0.31	EXISTING CONTEXT PHOTOGRAPHS
A0.32	EXISTING STREETSCAPES
A0.33a	PREVIOUSLY PROPOSED STREETSCAPES
A0.33b	REVISED STREETSCAPES
A0.34a	EXISTING & PREVIOUSLY PROPOSED STREETSCAPES
A0.34b	EXISTING & REVISED STREETSCAPES
A0.41a	EXISTING / PREVIOUSLY PROPOSED MASSING STUDIES
A0.41b	EXISTING / REVISED MASSING STUDIES
A0.42a	EXISTING / PREVIOUSLY PROPOSED MASSING STUDIES
A0.42b	EXISTING / REVISED MASSING STUDIES
A0.5	(NOT USED)
A0.6	WATER FLOW INFORMATION & PRE-APPLICATION PROJECT REVIEW CONCLUSIONS
A0.7	MAHER ORDINANCE. WAIVER
A0.8	EXISTING AND PROPOSED SITE PLAN
A0.9	EXITING DIAGRAM/ CALCULATIONS
D1.0	EXISTING/DEMOLITION BASEMENT PLAN
D1.1	EXISTING/DEMOLITION FIRST FLOOR PLAN
D1.2	EXISTING/DEMOLITION SECOND FLOOR PLAN
D1.3	EXISTING/DEMOLITION THIRD FLOOR PLAN
D1.4	EXISTING/DEMOLITION FOURTH FLOOR PLAN
D1.5	EXISTING/DEMOLITION ROOF PLAN
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A1.3	PROPOSED THIRD FLOOR PLAN
A1.4	PROPOSED FOURTH FLOOR PLAN
A1.5	PROPOSED ROOF PLAN
D2.1	EXISTING/DEMOLITION ELEVATION
D2.2	EXISTING/DEMOLITION ELEVATION
D2.3	EXISTING/DEMOLITION ELEVATION
D2.4	EXISTING/DEMOLITION ELEVATION
A2.1	PROPOSED ELEVATION
A2.2	PROPOSED ELEVATION
A2.3	PROPOSED ELEVATION
A2.4	PROPOSED ELEVATION
D3.1	EXISTING SECTION
D3.2	EXISTING SECTION
A3.1	PROPOSED SECTION
A3.2	PROPOSED SECTION
A3.3	PROPOSED SECTION
A3.4	PROPOSED SECTION
A3.5	PROPOSED SECTION

APPLICABLE CODES:

*2016 CALIFORNIA BUILDING CODE (BASED ON THE 2015 INTERNATIONAL BUILDING CODE)
*2016 CALIFORNIA MECHANICAL CODE (BASED ON THE 2015 UNIFORM MECHANICAL CODE)
*2016 CALIFORNIA PLUMBING CODE (BASED ON THE 2015 UNIFORM PLUMBING CODE)
*2016 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2014 NATIONAL ELECTRIC CODE)

*2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)
*2016 CALIFORNIA FIRE CODE (BASED ON THE 2015 INTERNATIONAL FIRE CODE)
*2016 CALIFORNIA ENERGY CODE
*2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)

*AND AS AMENDED BY THE CITY AND COUNTY OF SAN FRANCISCO

PROJECT DATA:

PROJECT ADDRESS:	**2417 GREEN STREET, SAN FRANCISCO, CA 94123**
YEAR BUILT:	1908
BLOCK:	0560
LOT:	028
ZONING:	RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY)
HEIGHT LIMIT:	40-X

EXISTING:		PROPOSED:		
CONSTRUCTION TYPE:	TYPE "V-B"	CONSTRUCTION TYPE:	TYPE "V-B"	(NO CHANGE)
OCCUPANCY:	R-3/U	OCCUPANCY:	R-3/U	(NO CHANGE)
NUMBER OF DWELLING UNITS:	1	NUMBER OF DWELLING UNITS:	2	
NUMBER OF FLOORS:	4, OVER BASEMENT	NUMBER OF FLOORS:	4, OVER BASEMENT	(NO CHANGE)
SPRINKLERED:	NO	SPRINKLERED:	YES (NFPA 13)	

PROJECT TEAM:

OWNER:
2417 GREEN STREET, LLC
474 EUCLID AVENUE
SAN FRANCISCO, CA 94118
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STRUCTURAL ENGINEER:
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GEOTECHNICAL CONSULTANT:
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378 PARK STREET
SAN FRANCISCO, CA 94110
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C: CHRISTIAN DIVIS

HISTORIC PRESERVATION CONSULTANT:
TIM KELLEY CONSULTING
2912 DIAMOND STREET, #330
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EXISTING CONDITIONS DRAFTER:
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C: DOUG STEELE

PLANNING CODE SECTION 317 DEMOLITION CALCULATIONS:

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

• FRONT FACADE - EXISTING TO REMAIN:	(+/-) 23.8 LIN. FT. (97.5%)
• FRONT FACADE - EXISTING TO BE REMOVED:	(+/-) 0.6 LIN.FT. (2.5%)
• REAR FACADE - EXISTING TO REMAIN:	(+/-) 0 LIN.FT. (0%)
• REAR FACADE - EXISTING TO BE REMOVED:	(+/-) 24.4 LIN.FT. (100%)
• SUM OF REAR & FRONT FACADE - EXISTING TO BE REMOVED:	(+/-) 25 LIN.FT (51%) > 50% MAX.
• FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO REMAIN:	(+/-) 125 LIN. FT. (79%)
• FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO REMOVED:	(+/-) 33.3 LIN. FT. (21%)
• FOUNDATION LEVEL/FLOOR 1 - EXISTING WALL TO BE REMOVED:	(+/-) 33.3 LIN. FT. (21%) < 65% MAX.

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.C

• HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 1):	(+/-) 0 SQFT. (0%)
• HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 1):	(+/-) 227 SQFT. (100%)
• HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 2):	(+/-) 0 SQFT. (0%)
• HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 2):	(+/-) 1064.3 SQFT. (100%)
• HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 3):	(+/-) 0 SQFT. (0%)
• HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 3):	(+/-) 875.6 SQFT. (100%)
• HORIZONTAL ELEMENTS - EXISTING TO REMAIN (FLOOR 4):	(+/-) 0 SQFT. (0%)
• HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (FLOOR 4):	(+/-) 639.1 SQFT. (100%)
• HORIZONTAL ELEMENTS - EXISTING TO REMAIN (ROOF):	(+/-)407.2 SQFT. (30.6%)
• HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED (ROOF):	(+/-) 925.5 SQFT. (69.4%)
• SUM OF HORIZONTAL ELEMENTS - EXISTING TO BE REMOVED:	(+/-) 3731.5 SQFT. (90%) > 50% MAX.
• VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (NORTH ELEVATION):	(+/-) 589 SQFT. (61.4%)
• VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (NORTH ELEVATION):	(+/-) 370 SQFT. (38.6%)
• VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (WEST ELEVATION):	(+/-) 1435.9 SQFT. (78.7%)
• VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (WEST ELEVATION):	(+/-) 389.1 SQFT. (21.3%)
• VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (SOUTH ELEVATION):	(+/-) 35.8 SQFT. (5%)
• VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (SOUTH ELEVATION):	(+/-) 678.1 SQFT. (95%)
• VERTICAL ENVELOPE ELEMENTS - EXISTING TO REMAIN (EAST ELEVATION):	(+/-) 1764 SQFT. (90.4%)
• VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED (EAST ELEVATION):	(+/-) 187 SQFT. (9.6%)
• SUM OF VERTICAL ENVELOPE ELEMENTS - EXISTING TO BE REMOVED:	(+/-) 1624.2 SQFT. (30%) < 50% MAX.

AREA CALCULATIONS:

EXISTING

BASEMENT:
- GARAGE: (+/-) 337 GSF

FLOOR 1:
- HABITABLE AREA: (+/-) 1,097 GSF.

FLOOR 2:
- HABITABLE AREA: (+/-) 1,232 GSF.

FLOOR 3:
- HABITABLE AREA: (+/-) 1,015 GSF.

FLOOR 4:
- HABITABLE AREA: (+/-) 774 GSF.

TOTALS:
- HABITABLE AREA: (+/-) 4,118 GSF.
- GARAGE: (+/-) 337 GSF.

PROPOSED

BASEMENT:
- GARAGE: (+/-) 918 GSF.
- HABITABLE AREA: (+/-) 197 GSF.

FLOOR 1:
- MAIN UNIT HABITABLE AREA: (+/-) 363 GSF.
- ADU HABITABLE AREA: (+/-) 1,023 GSF.
- FRONT PORCH / ROOF DECK AREA: (+/-) 144 GSF.

FLOOR 2:
- HABITABLE AREA: (+/-) 1,322 GSF.
- ROOF DECK AREA: (+/-) 179 GSF.

FLOOR 3:
- HABITABLE AREA: (+/-) 1,429 GSF.

FLOOR 4:
- HABITABLE AREA: (+/-) 862 GSF.
- ROOF DECK AREA: (+/-) 135 GSF.

TOTALS:
- EXISTING MAIN UNIT HABITABLE AREA: (+/-) 4,092 GSF.
- ADU HABITABLE AREA: (+/-) 1,023 GSF.
- GARAGE : (+/-) 999 GSF.
- ROOF DECK AREA: (+/-) 458 GSF.

DUMICAN MOSEY
ARCHITECTS

Green Building: Site Permit Submittal

BASIC INFORMATION:
These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
2417 GREEN STREET	0560/028	2417 GREEN STREET
Gross Project Area	**Primary Occupancy**	**Number of occupied floors**
6022 SQ. FT.	SINGLE FAMILY RESIDENCE	4
Design Professional/Applicant: Sign & Date		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment GS2, GS3, GS4, or GS5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles or code references indicate measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls: Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	●
NonPotable Water: New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 sq ft must use available alternate water sources for toilet and urinal flushing and irrigation (SF Health Code 12C)	●
Water Efficient Irrigation: Projects with ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Better Roofs: Buildings of 10 occupied floors or less must install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready per Title 24 Part 6 (2016). With Planning Department Approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●
Energy Efficiency: Meet one GreenPoint Rated v7 energy compliance path. In homes with electric-only heating and water heating, installation of photovoltaics in compliance with San Francisco Better Roofs (above) may meet the All Electric path.	●
Meet all California Green Building Standards Code requirements CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.	●

LEED PROJECTS

	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						X
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	[2]	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				60		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRc1, 2 points	●	●	●	●	Meet C&D ordinance	●
Energy Design Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Better Roofs: Buildings of 10 occupied floors or less must: install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	●	●	n/r	n/r	n/r
Renewable Energy or Enhanced Energy Efficiency Buildings of 11 or more occupied floors must: Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EAc5, 5 points), OR Demonstrate at least 10% energy use reduction compared to Title 24 Part 6 (2016), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEEDv4 EAc7).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning LEEDv4 EAc1	●	Meet LEED prerequisite				
Water Use - 30% Reduction LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEEDv4 EA c6	CalGreen 5.508.1.2	n/r	n/r	CalGreen 5.508.1.2		
Indoor Air Quality Management Plan LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEEDv4 LTc6	●	See San Francisco Planning Code Section 155		●	See San Francisco Planning Code Section 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Wiring for Electric Vehicle Charging: Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.	6% of spaces CalGreen 5.106.5.3	3% of spaces CalGreen 4.106.4	3% of spaces CalGreen 4.106.4	6% of spaces CalGreen 5.106.5.3	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	Addition only	n/r
Air Filtration: Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air quality hot-spots. SF Health Code Article 38 and SF Building Code 1203.5.	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	Envelope alteration & addition only	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥$200,000
Type of Project Proposed (Check box if applicable)		
Energy: Comply with California Energy Code (Title 24 Part 6 2016)	●	●
Better Roofs: Buildings of 10 occupied floors or less must: Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	
Bicycle parking: Provide short- and long-term bicycle parking for 5% of motorized parking capacity, or San Francisco Planning Code Sec 155, whichever is greater.	●	●
Wiring for Electric Vehicle Charging: Prepare electrical systems for future installation of EV chargers at 6% of parking spaces. See CalGreen 5.106.5.3	●	
Fuel efficient vehicle and carpool parking: Designate and mark 8% of parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Conservation: All water leaks must be repaired, and all plumbing fixtures not compliant with SFBC 13A must meet current California Plumbing Code.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. **OR** for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.

2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

GREEN BUILDING
SITE PERMIT SUBMITTAL

Sheet Number

GS-1

PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) AREA OF DEMOLITION
- (E) AREA OF EXCAVATION
- (E) CONSTRUCTION TO REMAIN/ PROTECT
- (N) WALL
- 1-HOUR FIRE RATED WALL
- 2-HOUR FIRE-RATED WALL

REFERENCE SYMBOLS

- GRIDLINE
- SECTION — SECTION IDENTIFICATION — SHEET DESIGNATION
- DETAIL — DETAIL IDENTIFICATION — SHEET DESIGNATION
- EXTERIOR ELEVATION — ELEVATION IDENTIFICATION — SHEET DESIGNATION
- INTERIOR ELEVATION — DRAWING IDENTIFICATION — SHEET DESIGNATION — ELEVATION IDENTIFICATION
- X'-X"/000.00 ELEV. DESCRIPTION — ELEVATION
- ROOM NAME — (E) # X'-X" — ROOM NAME — ROOM NUMBER — GENERAL CEILING HEIGHT — EXISTING
- PARTITION TYPE
- SHEET NOTE
- DEMOLITION SHEET NOTE/BATH ACCESSORY REFERENCE
- DOOR REFERENCE
- WINDOW REFERENCE
- P- FINISH REFERENCE
- PLUMBING FIXTURE / APPLIANCE / BATH ACCESSORY / EQUIPMENT REFERENCE
- REVISION

TESTING

THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTING:

TEST #1: PERFORM A 24 HOUR WATERDAM TEST AT ALL NEW ROOFS AND ROOF DECK(S). PREVIOUS TO INSTALLATION OF DECKING; DAM GUTTER/DRAINAGE TO CREATE A MINIMUM 1 INCH DEEP WATERDAM COVERING ENTIRE AREA OF ROOF DECK MEMBRANE. INSPECT FOR LEAKS OR AIR BUBBLES, REPAIR AS REQUIRED TO INSURE WATER-TIGHT INSTALLATION. PROVIDE ARCHITECT WRITTEN CONFIRMATION OF COMPLETED TEST.

REFER T-24 REPORT ON A0.53 FOR REQUIRED HERS VERIFICATIONS

GENERAL CONSTRUCTION NOTES

1. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
2. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS SHALL IMMEDIATELY EXAMINE THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK. CONTRACTORS SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING (TO INCLUDE ALL PIPING, DUCT WORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. EXPOSED OR CONCEALED ELEMENTS SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. **DO NOT SCALE DRAWINGS**. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS
4. **ALL DIMENSIONS ARE TO FACE OF FINISH**, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" OR "CLEAR" ARE TO BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS OTHERWISE NOTED AS "+/-"
5. ALL DIMENSIONS NOTED AS "V.I.F." ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DIMENSIONS, NOTES, AND DETAILS SHOWN ON ONE PORTION OF THE DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.
8. FURNISH AND INSTALL ALL MISCELLANEOUS AND STRUCTURAL ITEMS (STEEL, ALUMINUM, ETC. INCLUDING MATERIALS FOR SEPARATION OF DISSIMILAR MATERIALS) FOR EXTERIOR WALL SYSTEMS, WINDOWS, ARCHITECTURAL GLASS, RAILINGS, PARAPET WALLS, ETC. ASSOCIATED WITH THE BUILDING ENVELOPE AND ROOF.
9. COORDINATE LOCATION- AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS, AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
10. NEW WALL SURFACES SHALL ALIGN WITH EXISTING, ADJACENT, OR ADJOINING SURFACES, U.O.N. JOINTS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS.
12. PROVIDE BLOCKING/BACKING AND REINFORCEMENT ABOVE FOR SUPPORT OF LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING-MOUNTED ITEMS.
13. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH SHALL INCLUDE THE OUTLINE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
14. GRID LINES AND COLUMN CENTER LINES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION IN FIELD
15. IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
16. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
17. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR
18. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS
19. NOT USED
20. DRAWINGS OF EXISTING CONSTRUCTION ARE INTENDED TO AID IN REHABILITATION AND CANNOT BE ASSUMED ACCURATE IN DETAIL. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN PLANS AND SPECIFICATIONS BEFORE PROCEEDING.
21. DEMOLITION DRAWINGS ARE TO FACILITATE THE REHABILITATION OF THIS BUILDING. ALL DEMOLITION WORK MUST BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION AND LIGHTING DRAWINGS TO VERIFY REASON AND INTENT OF DEMOLITION WORK.
22. CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH DISTURBED AREAS TO MATCH EXISTING MATERIAL UNLESS OTHERWISE NOTED.
23. IN THE COURSE OF DEMOLITION, SHOULD ANY UNFORESEEN ISSUES BECOME APPARENT CONTRARY TO THE APPROVED PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
24. **CONTRACTOR SHALL PROTECT ALL AREAS IN-, ON-, OR ABOUT THE JOBSITE (INCLUDING NEW OR EXISTING MATERIALS & FINISHES) FROM DAMAGE WHICH MAY RESULT FROM, BUT NOT LIMITED TO; CONSTRUCTION, DEMOLITION, DUST, OR WATER. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPLACED OR REPAIRED AT THE EXPENSE OF THE GENERAL CONTRACTOR.**
25. **DURING ALL PHASES OF CONSTRUCTION, DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDINGS OR TENANT SPACES, INCLUDING BUT NOT LIMITED TO UTILITIES, AND MAINTAIN SAFE PASSAGE TO AND FROM ADJACENT BUILDINGS AND SPACES.**
26. **IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.**
27. **CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, SUPERVISION OF PERSONNEL AND CONSTRUCTION, CONTROL OF MACHINERY, FALSE WORK, AND TEMPORARY CONSTRUCTION AIDS.**
28. **CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN-, ON-, AND ABOUT THE JOBSITE AT ALL TIMES; INCLUDING BUT NOT LIMITED TO SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA STANDARDS AND ALL OTHER APPLICABLE REGULATIONS AT ALL TIMES.**
29. **CONTRACTOR SHALL CONTACT PG&E AND UNDERGROUND SERVICE ALERT (USA) PREVIOUS TO THE START OF ANY EXCAVATION, AND SHALL FOLLOW THE BEST PRACTICES MANUAL FOR EXCAVATION ESTABLISHED BY THE COMMON GROUND ALLIANCE (CGA).**
30. THE ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN COMFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

GENERAL DEMOLITION NOTES

1. REF. DEMOLITION PLANS, SHEETS D1.1, D1.2, D1.3, D1.4 & D1.5 FOR ADDITIONAL INFORMATION
2. WHERE UNFINISHED SURFACES ARE EXPOSED BY REMOVAL OF EXISTING CONSTRUCTION, PATCH, REPAIR, AND FINISH AS REQUIRED TO MATCH EXISTING ADJACENT FINISHED SURFACE SO AS TO APPEAR SEAMLESS AND UNIFORM, U.O.N.
3. WHERE (E) ELECTRICAL WIRING AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO SERVICE. REFER TO DESIGN-BUILD ELECTRICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF ELECTRICAL WORK.
4. WHERE (E) MECHANICAL DUCTS AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO FURNACE. REFER TO DESIGN-BUILD MECANICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF MECHANICAL WORK.
5. RELOCATE (E) PLUMBING LINES AS REQUIRED TO ACHIEVE PROPOSED NEW DESIGN, ALL PLUMBING LINES ARE TO BE CONCEALED WITHIN WALLS; TYP. - REFER TO DESIGN-BUILD PLUMBING DOCUMENTS FOR EXACT SCOPE AND NATURE PLUMBING WORK.
6. REMOVE (E) FLOOR FINISHES DOWN TO SUBSTRATE. CONTRACTOR SHALL INVESTIGATE AND VERIFY EXISTANCE AND CONDITION OF SUBFLOOR. PROVIDE NEW 3/4" PLYWOOD SUBFLOOR WHERE NO SUBFLOOR IS PRESENT AND/OR EXISTING SUBFLOOR IS INADEQUATE FOR INSTALLATION OF NEW FINISH FLOORING; U.O.N., TYP.
7. REMOVE ALL INTERIOR GYPSUM WALLBOARD AND PLASTER WALL & CEILING FINISHES BACK TO EXISTING FRAMING. PREPARE (E) FRAMING AS REQUIRED FOR INSTALLATION OF NEW FINISHES; U.O.N., TYP.
8. REMOVE EXISTING BASE, TRIM, AND PICTURE RAILS; U.O.N., TYP.
9. REMOVE ALL (E) INTERIOR DOORS AND FRAMES & TRIMS COMPLETE; U.O.N., TYP.
10. REMOVE (E) CONSTRUCTION AS REQUIRED FOR INSTALLATION OF NEW STRUCTURAL MEMBERS. REFER TO S-SERIES DWGS. FOR FULL SCOPE OF STRUCTURAL WORK. PATCH & REPAIR DISTURBED FINISH ASSEMBLIES TO MATCH ADJACENT EXISTING.
11. WHERE NOT SPECIFICALLY INDICATED, REMOVE EXISTING FINISHES AND EXISTING CONSTRUCTION AS REQUIRED FOR INSTALLATION OF NEW MECHANICAL, STRUCTURAL, AND ELECTRICAL WORK. PATCH & REPAIR.

GREEN BUILDING NOTES

1. **CONSTRUCTION AND DEMOLITION DEBRIS:** 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance
2. **RECYCLING BY OCCUPANTS:** Provide adequate space and equal access for storage, collection and loading of Compostable, recyclable and landfill materials. - See Administrative Bulletin 088.
3. **WATER EFFICIENT IRRIGATION:** [illegible] feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See the guide at www.sfwater.org/landscape)
4. **STORMWATER CONTROL PLAN:** [illegible] must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (See www.sfwater.org/sdg)
5. **GRADING AND PAVING:** Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)
6. **SMART IRRIGATION CONTROLLER:** Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller.
7. **INDOOR WATER EFFICIENCY:** Install water-efficient fixtures and fittings [illegible] Replace all noncomplaint fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)
8. **ENERGY EFFICIENCY:** Comply with California Energy Code (Title 24, Part 6)
9. **PEST PROTECTION:** Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents.
10. **MOISTURE CONTENT OF BUILDING MATERIALS:** Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following: (CalGreen 4.505.3)

    A) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
    B) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified.
    C) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure [illegible] be followed for wet-applied insulation products prior to enclosure
11. **CAPILLARY BREAK FOR CONCRETE SLAB ON GRADE:** Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2.)

    A) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
    B) A slab design specified by a licensed design professional.
12. **FIREPLACES AND WOODSTOVES:** Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)
13. **DESIGN AND INSTALL HVAC SYSTEM TO ACCA MANUAL J, D, AND S** (CalGreen 4.507.2)
14. **HVAC Installer Qualifications:** HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)
15. **COVERING DUCT OPENINGS AND PROTECTING MECHANICAL EQUIPMENT DURING CONSTRUCTION:** Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal,or other acceptable methods to reduce the amount of water, dust, and debris entering the system.
16. **BATHROOM EXHAUST FANS:** Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan.
17. **CARPET:** All carpet must meet one of the following: (CalGreen 4.504.3)
    A) Carpet and Rug Institute Green Label Plus Program,
    B) California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),
    C) NSF/ANSI 140 at the Gold level,
    D) Scientific Certifications Systems Sustainable Choice, OR
    E) California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.
18. **RESILIENT FLOORING SYSTEMS:** For 80% of floor area receiving resilient flooring, install resilient flooring complying with:
    A) Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program,
    B) Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1,
    C) Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR
    D) Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.
19. **COMPOSITE WOOD PRODUCTS:** Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.
20. **INTERIOR PAINTS AND COATINGS:** Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.
21. **LOW-VOC AEROSOL PAINTS AND COATINGS:** Meet BAAQMD VOC limits (Regulation 8, Rule 49) and ProductWeighted MIR Limits for ROC. (CalGreen 4.504.2.3.)
22. **LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS:** Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

ABBREVIATIONS

A.B.	Anchor Bolt
ABV.	Above
ACOUST.	Acoustical
ACT	Acoustical Tile
A.C.T.	Above Counter Top
A.D.	Area Drain
ADDN'L	Additional
ADJ.	Adjacent
A.F.F.	Above Finish Floor
AGGR.	Aggregate
ALUM.	Aluminum
ALT.	Alternate
ANC.	Anchor/Anchorage
ARCH.	Architectural
AVG.	Average
BD.	Board
B.F.	Both Faces
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
B.O.	Bottom Of
B.P.	Building Paper
BDRM.	Bedroom
BLW.	Below
BRG.	Bearing
BRKT.	Bracket
BRZ.	Bronze
BTM.	Bottom
BTN.	Batten
BTR.	Better
BTWN.	Between
B.U.R.	Built-Up Roofing
BVL.	Beveled
B.W.	Both Ways
C.B.	Catch Basin
CAB.	Cabinet
C.A.R.	Cold Air Return
CATV	Cable Television
C.C.	Center To Center
C.F.	Cubic Feet
C.G.	Corner Guard
C.I.P.	Cast-In-Place Concrete
C.J.	Control Joint
CLKG.	Caulking
CLG.	Ceiling
CLR.	Clear
C.M.U.	Concrete Masonry Unit
C.M.P.	Corrugated Metal Pipe
CNTR.	Counter
CO.	Cleanout
CO.T.G.	Cleanout To Grade
COL.	Column
CONC.	Concrete
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
CONTRK.	Contractor
CORR.	Corrugated
CPT	Carpet
CRS.	Course/Courses
CSK.S	Countersunk Screw
C.T.	Ceramic Tile
CTR.	Center
CUST.	Custodian
C.W.	Cold Water
C.Y.	Cubic Yard
DBL.	Double
DEPT.	Department
DET.	Detail
D.F.	Douglas Fir
D.I.B.	Drill-In-Bolt
DIA.	Diameter
DIAPH.	Diaphragm
DIM.	Dimension
DISP.	Dispenser
DIV.	Division/Divider
D.L.	Dead Load
DN.	Down
DWG.	Drawing
DR.FNTN.	Drinking Fountain
DW.	Dishwasher
E.	East
(E)	Existing
EA.	Each
E.B.	Expansion Bolt
E.I.F.S.	Exterior Insulation Finish System
E.J.	Expansion Joint
ELECT.	Electric/Electrical
ELEV.	Elevation
EMER.	Emergency
E.N.	Edge Nailing
ENCL.	Enclosure
E.O.P.	Edge Of Pavement
E.O.S.	Edge Of Slab
E.P.B.	Electrical Panel Board
EQ.	Equal
EQUIP.	Equipment
ESMT.	Easement
E.W.C.	Electric Water Cooler
E.X.H.	Exhaust
EXP.	Exposed
EXT.	Exterior
F.A.	Fire Alarm
F.A.C.P.	Fire Alarm Control Panel
F.A.U.	Forced Air Unit
F.C.C.	Fire Control Center
F.C.U.	Fan Coil Unit
F.D.	Floor Drain
F.D.C.	Fire Department Connection
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.F.	Finish Floor
F.F.B.	Finish Floor Break
F.F.E.	Finish Floor Elevation
F.G.	Fixed Glass/Glazing
F.H.	Fire Hydrant
F.H.C.	Fire Hose Cabinet
F.H.V.	Fire Hose Valve
FIN.	Finish
F.L.	Flowline
F.J.	Flush Joint
FLSHG.	Flashing
FLR.	Floor
FLUOR.	Fluorescent
F.O.	Face Of
F.O.C.	Face Of Concrete
F.O.M.	Face Of Masonry
F.O.S.	Face Of Stud
F.O.W.	Face Of Wall
F.P.	Fireplace
F.PR.	Fireproof
FRMG.	Framing
FTG.	Footing
FUR.	Furred/Furring
G.	Gas
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
G.C.	General Contractor
G.F.I.	Ground Fault Interrupter
GL.	Glass
G.L.	Grid Line
G.I.	Galvanized Iron
G.L.B.	Glu-Lam Beam
GND.	Ground
GR.	Grade
GRDR.	Girder
G.S.	Gypsum Sheathing
GWB	Gypsum Wall Board
H.B.	Hose Bibb
H.C.	Hollow Core
H.D.	Hold Down
HDR.	Header
HDWR.	Hardware
HGR.	Hanger
H.M.	Hollow Metal
HORIZ.	Horizontal
H.P.	High Point
HR.	Hour
HT.	Height
HTG.	Heating
H.V.A.C.	Heating/Ventilating/ Air Conditioning
H.W.	Hot Water
I.B.	Infiltration Barrier
I.D.	Inside Diameter
INCL.	Included/Including
INFO.	Information
INSUL.	Insulation
INT.	Interior
INTER.	Intermediate
INV.	Invert
JST.	Joist
JT.	Joint
K.P.	Kick Plate
KIT.	Kitchen
LAM.	Laminate
LAV.	Lavatory
L.B.	Lag Bolt
LB.	Pound
L.F.	Linear Foot
L.L.	Live Load
LT.	Light
LTL.	Lintel
LKR.	Locker
L.P.	Low Point
L.P.G.	Low Pressure Gas
LVR.	Louver
L.V.L.	Laminated Veneer
MAS.	Masonry
MAT'L.	Material
MAX.	Maximum
M.B.	Machine Bolt
M.C.	Medicine Cabinet
MECH.	Mechanical
MED.	Medium
MFD.	Manufactured
MFR.	Manufacturer
M.H.	Manhole
MICRO.	Microwave
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
M.R.	Moisture Resistance
M.R.O.	Masonry Rough Opening
MOD.	Module
MOV.	Movable
MTD.	Mounted
MTG.	Mounting
MTL.	Metal
MUL.	Mullion
N.	North
(N)	New
N.I.C.	Not In Contract
N/A	Not Applicable
NO.	Number
N.T.S.	Not To Scale
O/	Over
OBS	Obscure
O.C.	On Center
O.D.	Outside Diameter
OFCI	Owner Furnished / Contractor Install
OFF.	Office
O.F.D.	Overflow Drain
O.H.	Overhead
OPNG.	Opening
OPP.	Opposite
OVHG	Overhang
PART.	Partition
P.C.	Precast Concrete
P.C.F.	Pounds Per Cubic Foot
P.D.F.	Powder Driven Fastener
PERF.	Perforated
PFB.	Prefabricated
PKT	Pocket
PLT.	Plate
P.L.F.	Pounds Per Lineal Foot
P.LAM.	Plastic Laminate
PLYWD.	Plywood
P.H.	Paperholder
PNT.	Paint
PRJ.	Project/Projected
P.S.F.	Pounds Per Square Foot
P.S.I.	Pounds Per Square Inch
P.T.	Pressure Treated
PT.	Point
P.T.D.	Paper Towel Dispenser
P.T.D.F.	Pressure Treated Douglas Fir
P.T.D.R.	Combination Paper Towel Dispenser And Receptacle
P.T.R.	Paper Towel Receptacle
P.V.C.	Polyvinylchloride Pipe
PVMT.	Pavement
Q.T.	Quarry Tile
R.	Riser
R.A.G.	Return Air Grille
RAD	Radius
R.B.	Rubber Base
R.C.	Reinforced Concrete
R.D.	Roof Drain
RDWD.	Redwood
REINF.	Reinforcing Steel
REF.	Reference
REFR.	Refrigerator/Refrigeration
REG.	Register
REQ'D.	Required
RET.	Retain/Retaining
REV.	Revision
RM.	Room
R.O.	Rough Opening
ROOF'G.	Roofing
R.W.L.	Rain Water Leader
S.	South
S.B.	Solid Blocking
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser
S.DR.	Storm Drain
SECT.	Section
S.E.D.	See Electrical Drawings
S.F.	Square Foot
S.F.B.	Split Face Block
S.F.S.D.	See Food Service Drawings
SHT.	Sheet
SHTHG.	Sheathing
SHLVS.	Shelves/Shelving
SHWR.	Shower
SIM.	Similar
SLR.	Sealer
S.M.D.	See Mechanical Drawings
S.N.D.	Sanitary Napkin Dispenser
S.N.R.	Sanitary Napkin Receptacle
SPECS.	Specifications
S.P.D.	See Plumbing Drawings
SPL.BLK.	Splash Block
SQ.	Square
S&P	Shelf And Pole
S.S.	Sanitary Sewer
S.S.D.	See Structural Drawings
S.SK.	Service Sink
S.ST.	Stainless Steel
STA.	Station
S.T.C.	Sound Transmission Coefficient
STD.	Standard
STL.	Steel
STO.	Storage
STRUCT.	Structure/Structural
SUSP.	Suspended
S.W.	Shear Wall
S.Y.	Square Yard
SYS.	System
T.	Thread
T.B.	Towel Bar
T.C.	Trash Compactor
TEL.	Telephone
TEMP.	Tempered
T.O.C.	Top Of Concrete
T.&G.	Tongue And Groove
THK.	Thick/Thickness
THR.	Threshold
T.O.B.	Top Of Beam
T.O.G.	Top Of Grate
T.O.P.	Top Of Paving
T.O.S.	Top Of Slab
T.O.STL.	Top Of Steel
T.O.W.	Top Of Wall
T.P.D.	Toilet Paper Dispenser
T.S.	Tube Steel
T.T.B.	Telephone Termination Board
T.V.	Television
TXT.	Texture
TYP.	Typical
U.B.C.	Uniform Building Code
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
UR.	Urinal
V.B.	Vinyl Base
V.BR.	Vapor Barrier
V.C.P.	Vitrified Clay Pipe
V.C.T.	Vinyl Composition Tile
VENT.	Ventilator/Ventilation
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
VIN.	Vinyl
VNR.	Veneer
V.T.	Vinyl Tile
W.	West
W/.	With
W.C.	Water Closet
WD.	Wood
W/D	Washer/Dryer
W.G.	Wired Glass
WH	Water Heater
W.HYD.	Wall Hydrant
WNDW.	Window
W/O	Without
WP	Waterproof
WSCT.	Wainscot
WT.	Weight
WWF	Welded Wire Fabric
YD.	Yard

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
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Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

LEGENDS, ABBREVIATIONS AND GENERAL NOTES

Sheet Number

A0.1

1 EXISTING CONTEXT PLAN

1/32"=1'-0"

2 NORTH VIEW REAR YARDS

NTS

GENERAL NOTES

1. THIS PLAN IS GRAPHIC IN NATURE AND DOES NOT REPRESENT A SURVEY

SHEET NOTES

LEGEND

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Drawing Title

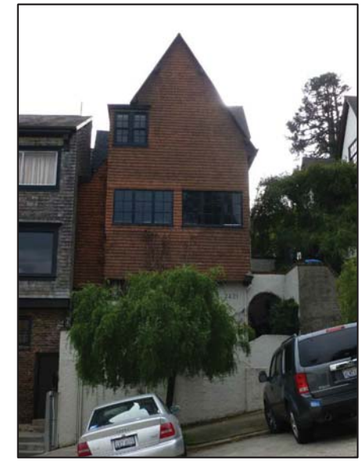
SITE AERIAL VIEW/ CONTEXT ANALYSIS

Sheet Number

A0.2

1

2



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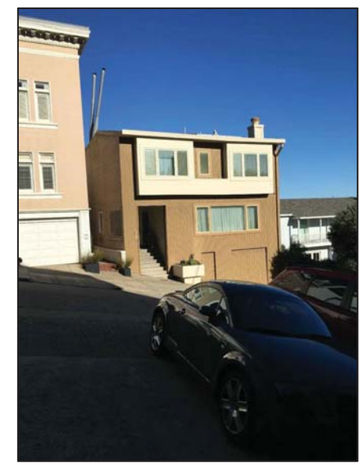

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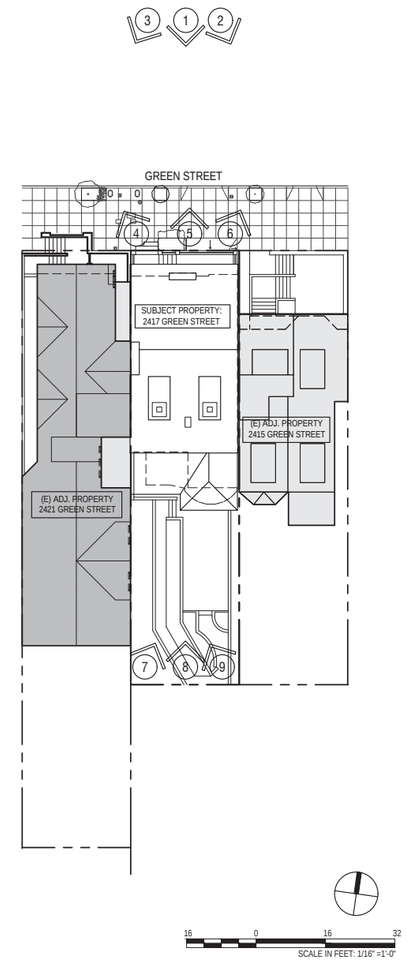

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	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 20 17
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

EXISTING CONTEXT
SITE PHOTOGRAPHS

Sheet Number

A0.31

GREEN STREET - SOUTH SIDE

GREEN STREET - NORTH SIDE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17

Drawing Title

EXISTING STREETSCAPES

Sheet Number

A0.32

GREEN STREET - SOUTH SIDE - PREVIOUSLY PROPOSED STREETSCAPE

-FOR REFERENCE ONLY-

GREEN STREET - NORTH SIDE - EXISTING STREETSCAPE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
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	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PREVIOUSLY PROPOSED STREETSCAPES

Sheet Number

A0.33a

GREEN STREET - SOUTH SIDE - REVISED STREETSCAPE

GREEN STREET - NORTH SIDE - EXISTING STREETSCAPE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
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Drawing Title

REVISED STREETSCAPES

Sheet Number

A0.33b

EXISTING STREET SCAPE

PREVIOUSLY PROPOSED STREET SCAPE

-FOR REFERENCE ONLY-

2417 GREEN STREET

SAN FRANCISCO, CA 94123
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Drawing Title

EXISTING & PREVIOUSLY PROPOSED STREETSCAPES ENLARGED

Sheet Number

A0.34a

EXISTING STREET SCAPE

REVISED STREET SCAPE

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY
ARCHITECTS

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Drawing Title

EXISTING & REVISED STREETSCAPES ENLARGED

Sheet Number

A0.34b

1 PREVIOUSLY PROPOSED MASSING STUDY
FOR REFERENCE ONLY

2 EXISTING MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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Drawing Title

EXISTING/
PREVIOUSLY PROPOSED
MASSING STUDIES

Sheet Number

A0.41a

1 REVISED MASSING STUDY

2 EXISTING MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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Job No. 16112

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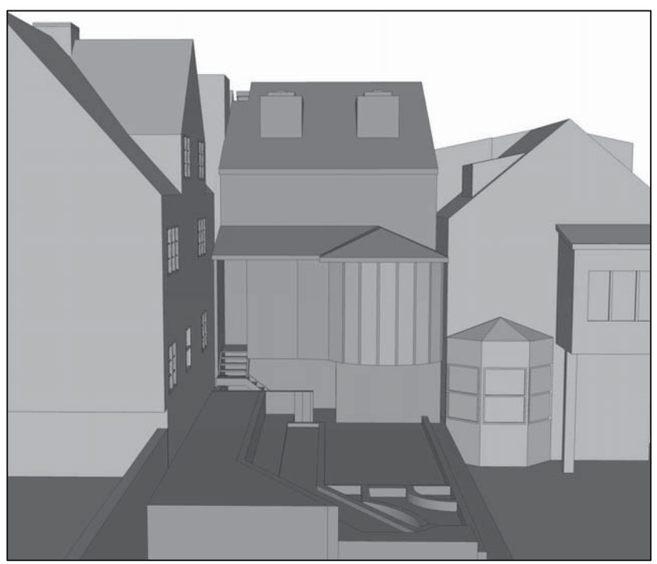
Drawing Title

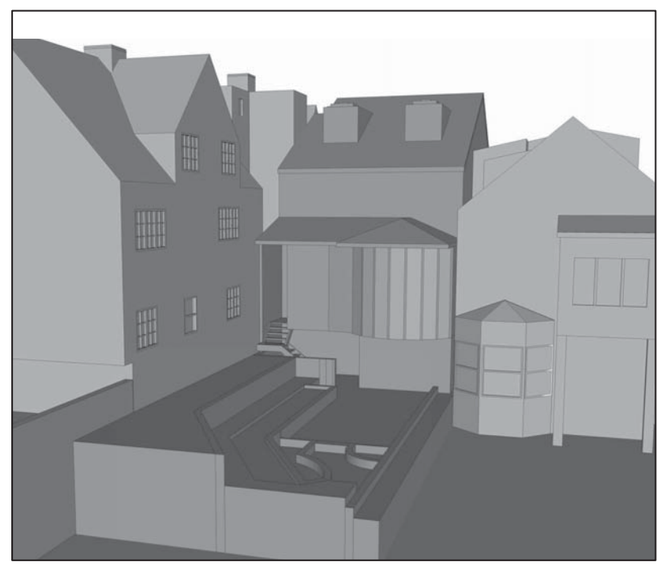
EXISTING/REVISED MASSING STUDIES

Sheet Number

A0.41b

1 PROPOSED MASSING STUDY





2 EXISTING MASSING STUDY

2417 GREEN STREET

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BLOCK 0560 LOT 028

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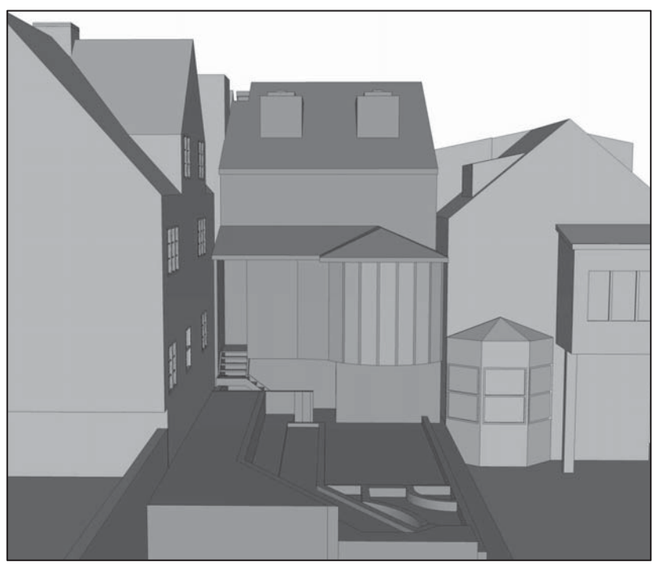
Drawing Title

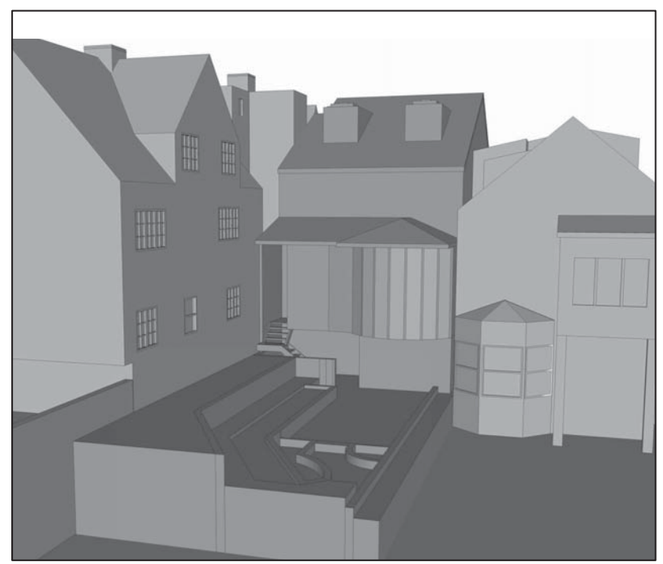
EXISTING/
PREVIOUSLY PROPOSED
MASSING STUDIES

Sheet Number

A0.42a

1 REVISED MASSING STUDY





2 EXISTING MASSING STUDY

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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Drawing Title

EXISTING/REVISED MASSING STUDIES

Sheet Number

A0.42b

SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 02 / 28 / 17 REQUEST IS FOR: [X] FIRE FLOW [X] SPRINKLER DESIGN

CONTACT PERSON: Anastasia Bespalova ADDRESS: 128 10th Street, Floor 3, San Francisco

PHONE NO. (415) 495 / 9322 FAX NO. ( ) /

EMAIL : abespalova@dumicanmosey.com

OWNER'S NAME: Chris Durkin PHONE # (415) 407 / 0486

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:

2417 Green Street

CROSS STREETS (*BOTH ARE REQUIRED*):

Pierce / Scott

SPECIFY STREET FOR POINT OF CONNECTION: Green Street

OCCUPANCY (CIRCLE ONE): (R3) R2 LIVE/WORK COMMERCIAL OTHER

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES NO

NUMBER OF STORIES: 4 + Basement HEIGHT OF BLDG.: 48'-9" FT.

- SUBMIT FORM WITH A **$120.00** CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF **$240.00** WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS **WILL NOT** BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

**********Official use only**********

Flow data provided by: DUNN Date Forwarded 2/7/2017

Flow data: FIELD FLOW TEST ____ STATIC 80 PSI

RECORDS ANALYSIS ✓ RESIDUAL 65 PSI

FLOW 900 GPM

Gate Page 18 6" MAIN on GREEN ST

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 9/05/2015

DUMICAN MOSEY ARCHITECTS

MEMORANDUM

Date: 17 March 2017
To: Mark Walls, P.E. Department of Building Inspection (DBI), City of San Francisco
From: Anastasia Bespalova – Dumican Mosey Architects
Subject: 2417 Green Street, San Francisco, CA. 94123 – Pre-Application Plan Review Meeting. Conclusions

The purpose of this memo is to request a Pre-Application Meeting for the proposed project at 2417 Green Street, San Francisco, CA. 94123. Please find outlined below, the Proposed Project Description and 2016 California Building Code (CBC) Questions, as well as the Schematic Design set of drawings, dated 16 February 2017 & copies of CBC sections, referenced below.

The purpose of this letter is to document the findings and conclusions of our Pre-Application Plan Review Meeting with you on 15 March, 2017. At that meeting we presented and reviewed building code questions related to our interpretation of the code relative to the project. Pre-Application Plan Review Set of drawings, dated 24 February 2017 showing the proposed project that consists of the remodel, alterations, and addition to an existing 4-story over basement, single-family residence was provided for the reference. Per our meeting, the following conclusions were made:

1. Construction Type and Sprinklers: The proposed project will result in a 4 story over basement, single family residential building (R-3), construction type V-B. NFPA 13R sprinkler system is permitted in buildings occupancy group R-3, up to and including 4 stories in height, not exceeding 60' in height above grade plane per Section 903.3.1.2. **Please confirm that construction type V-B with NFPA 13R sprinkler system is permitted for the single family residence with height 4 stories above basement and (+/-) 50'-8" above grade plane.**

   Conclusion: Building construction type V-B, fully sprinklered with NFPA 13R sprinkler system is confirmed for the proposed project.

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tel 415.495.9322 fax 415.651.9290
www.dumicanmosey.com

DUMICAN MOSEY ARCHITECTS

2. Protected Openings, Property Line Windows: Per Table 705.8 unprotected openings are not permitted when the fire separation distance is 0'-0" (property line windows). Administrative Bulletin AB-009 of SFBC provides case-by-case review to allow protected openings closer to property lines than permitted by the Table 705.8. Such openings shall be protected with fire assemblies such as fire shutters or rated window assemblies. Per an exception to Section 705.8.2 opening protectives are not required where the building is equipped throughout with an automatic sprinkler system NFPA 13 (Section 903.3.1.1) and the exterior openings are protected by a water curtain using automatic sprinklers approved for this use. **Please confirm that the water curtain exception (w/ NFPA 13 Sprinkler System throughout, ordinary temperature, quick-response type heads installed within 18" of the openings and spaced at 6'-0" min on center, on the interior of the building only) in lieu of fire rated window assemblies or fire shutters can be applied to a property line windows if other provisions of Local Equivalency AB-009 are met.**

   Conclusion: The request for the openings in property line walls will be reviewed on a case-by-case basis. The use of Pyrostop® glazing assembly or an upgrade to NFPA13 sprinkler system throughout with WS sprinkler heads, installed at the interior side of window openings would be acceptable. In the case where a corner window is proposed with one face parallel to the property line and second face perpendicular to the property line, with butt-glazed corner between the faces, the rated assembly must turn the corner or WS sprinkler heads must turn the corner. WS sprinklers must be installed per manufacturer instructions to achieve a continuous water curtain. Additionally, an NFPA-13R sprinkler system is also acceptable with compatable hydraulic calcs for the WS head MGW

3. Number of Exits: Per Section 1006.3.2(4) a single exit from any story or occupied roof is permitted in R-3 occupancies. Common path of travel distance on the floors basement through floor 3 above grade plane is unlimited and maximum common path of egress travel distance on 4th floor above grade shall be 125' max (Table 1006.3.2(1)). The path of egress travel to an exit shal not pass through more than one adjacent story (Section 1006.3). To meet mentioned above code requirements two exits are provided from the proposed building. Exit access doorway #1 is the main entry door located on Floor 1. It opens directly to the public way. Exit access travel distance from the most remote point on each floor to the main entry door does not exceed 250' (Table 1017.2). Exit access doorway #2 is located on Floor 2 and connects with public way through the 1-hr fire resistance rated exterior exit passageway. Exit access travel distance from the most remote point on floor 4 to the exit access doorway #2 is 124' < 125' and meets the requirements of Table 1006.3.2(1) for common path of egress travel distance from 4th floor above grade. The path of egress travel from Floor 4 to the exit access doorway #2 passes through one adjacent story – Floor 3. Travel distance from the most remote point on floor 4 to a stairway on the same floor is 46' > 50' per requirements of Section 1016.3 of SFBC. **Please confirm that the proposed design of the egress system meets the requirements the requirements of CBC and SFBC codes.**

   Conclusion: Confirmed. The design of egress system meets the requirements of the Code. Two exits from the building are provided. Travel distance from the most remote point on floor 4 to the exit access doorway is less than 125'. Exterior exit passageway connecting exit access doorway with

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public way shall be 1-hr fire resistance rated at walls and ceiling. Electrical, gas meters or any other equipment shall not be located in the passageway.

Note: The Maximum common path of egress travel shall not exceed 125' in a two exit structure (Full Sprinkler) MGW

Pre-Resistance Rating at Exterior Walls: Per Section 705.5 where fire resistance rating of exterior walls is required per Table 601 and 602, the walls shall be rated for exposure to fire from both sides. Existing to remain property line walls at the subject building are inaccessible from the exterior side where they are located against the property line walls of the adjacent buildings. **Please confirm that fire rating from interior side only at such existing walls can be acceptable.**

   Conclusion: Confirmed. Existing to remain property line walls inaccessible from the exterior side are permitted to be rated from an interior side only. Two layers of 5/8" Type-X gypsum wall board provide an equivalent of 1-hr fire resistance rating (80 min per Table 722.2.1.4(2).

Further understandings:

A. The scope of this pre-application review is limited to the questions submitted by the applicant. Code issues not addressed at the pre-application process will be addressed at the time of permit application plan review.
B. Pre-Application Meeting notes to be included in the plan sets, superimposed, on the same size paper as plans. These understandings shall not be presumed to give authority to violate or cancel the provisions of the San Francisco Building Code, the San Francisco Fire Code or any other applicable laws and regulations.
C. The decision is not to be used as a precedent since it is intended to apply only to this particular situation. Please be advised that this response is based upon the accuracy and completeness of information supplied by the applicant to the Department of Building Inspection, City of San Francisco.

Please find attached a copy of this letter for your signature, please sign and return one copy to us.

M. Walls 4-4-17

Mark Walls – City of San Francisco Date

cc: Chris Durkin – Owner
Eric Dumican – Dumican Mosey Architects

M. Walls
Mark Walls, DBI
APR 04 2017

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2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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Drawing Title

WATER FLOW INFO & PRE-APP PROJECT REVIEW CONCLUSIONS

Sheet Number

A0.6

City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

Edwin M. Lee, Mayor
Barbara A. Garcia, MPA, Director of Health
Stephanie K. J. Cushing, MSPH, CHMM, REHS
Environmental Health Director

WAIVER FROM SAN FRANCISCO HEALTH CODE ARTICLE 22A (MAHER ORDINANCE)

Compliance with Article 22A of the San Francisco Health Code is required for all sites that require a permit from the Department of Building Inspection, will move or excavate at least 50 cubic yards (38.23 m^3) of soil and/or that have the potential to contain hazardous materials in soil and/or groundwater or are within the mapped Article 22A (Maher) area. Sites subject to Article 22A may be granted a waiver by the San Francisco Department of Public Health per Section A.4. of Article 22A which states, "The Director may waive the requirements imposed by this Article if the applicant demonstrates that the property has been continuously zoned as residential under the City Planning Code since 1921, has been in residential use since that time, and no evidence has been presented to create a reasonable belief that the soil and/or groundwater may contain hazardous substances. In these circumstances, the Director shall provide the applicant and the Director of Building Inspection with written notification that the requirements of this Article have been waived."

The following information and documents were submitted in support of the Waiver:

- ☒ Site history information and/or environmental/geotechnical documents
- ☒ Project plans and elevation Drawings AND excavation, trenching grading plans
- ☐ Current or former underground storage tank operation and removal documents, as applicable

PROPERTY/PROJECT INFORMATION

Address: 2417 Green Street Block/Lot: 0560 / 028 SMED No.: 1534

Owner/Proponent name: Chris Durkin (Chris@durkinincorporated.com) Contact Name/ phone: Eric Dumican (415) 495-9322 (edumican@dumicanmosey.com)

Proponent Address: 474 EUCILD AVENUE, SAN FRANCISCO, CA. 94118

Current Site Use: Single Family Residence Proposed Site Use: Single Family Residence

If residential use only, approximate year residential only use began: 1907

COMMENTS:

The San Francisco Department of Public Health has determined that:

- ☒ The project Property has been continuously zoned as residential since at least 1921 AND the available information does not indicate potential or known the soil and/or groundwater contamination by contain hazardous substances or materials. AND The site use will remain as residential or a less sensitive land use.

1390 Market Street, Suite 210, San Francisco, CA 94102
Phone 415-252-3800 | Fax 415-252-3875

- ☐ Less than 50 Cubic Yards of soil will be disturbed by the proposed project AND the available information does not indicate potential or known the soil and/or groundwater contamination by contain hazardous substances or materials.
- ☐ A former underground storage tank removed from the residential site or nearby residential site, does not present a significant health or environmental risk to the project property based on the information available from publically available state databases and SF DPH files.

SFDPH Recommendations:

- ☐ Site Soils are known to, or may, contain fill material. Fill material associated with the 1906 Earthquake and Fire or other fill materials in San Francisco may contain elevated lead concentrations among other potential contaminants. SF DPH recommends that excavated fill soils be segregated, stored on plastic sheeting and chemically analyzed for contaminants prior to soil reuse or as required by the disposal facility prior to disposal. The analyses considered may include the analytes listed in the Maher Ordinance, which include: Metals, volatile and semi volatile organic compounds, cyanide and petroleum hydrocarbons. Any remaining soils with elevated contaminants should be capped by the building, hardscape or at least one foot of clean soil over a visual physical barrier such as expanded plastic geogrid, or similar material.
- ☒ Construction activities should follow a work health and safety plan and dust control measures.

San Francisco Department of Public Health **GRANTS A WAIVER FROM THE REQUIREMENTS OF THE SF HEALTH CODE ARTICLE 22A FOR *THE SPECIFIED PROJECT ONLY* BASED ON THE SITE CRITERIA AND CHARACTERISTICS LISTED ABOVE.** Should you have any questions please contact the San Francisco Department of Public Health, Site Assessment and Mitigation Program (DPH SAM) at (415) 252-3800.

Date: 28 March 2017

Stephanie K. J. Cushing, MSPH, CHMM, REHS
Director of Environmental Health
San Francisco Department of Public Health

cc: Jeanie Poling, Environmental Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479
jeanie.poling@sfgov.org

Ed Sweeney, Deputy Director of Inspection Services
San Francisco Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103
edward.sweeney@sfgov.org

2417 GREEN STREET

SAN FRANCISCO, CA 94123
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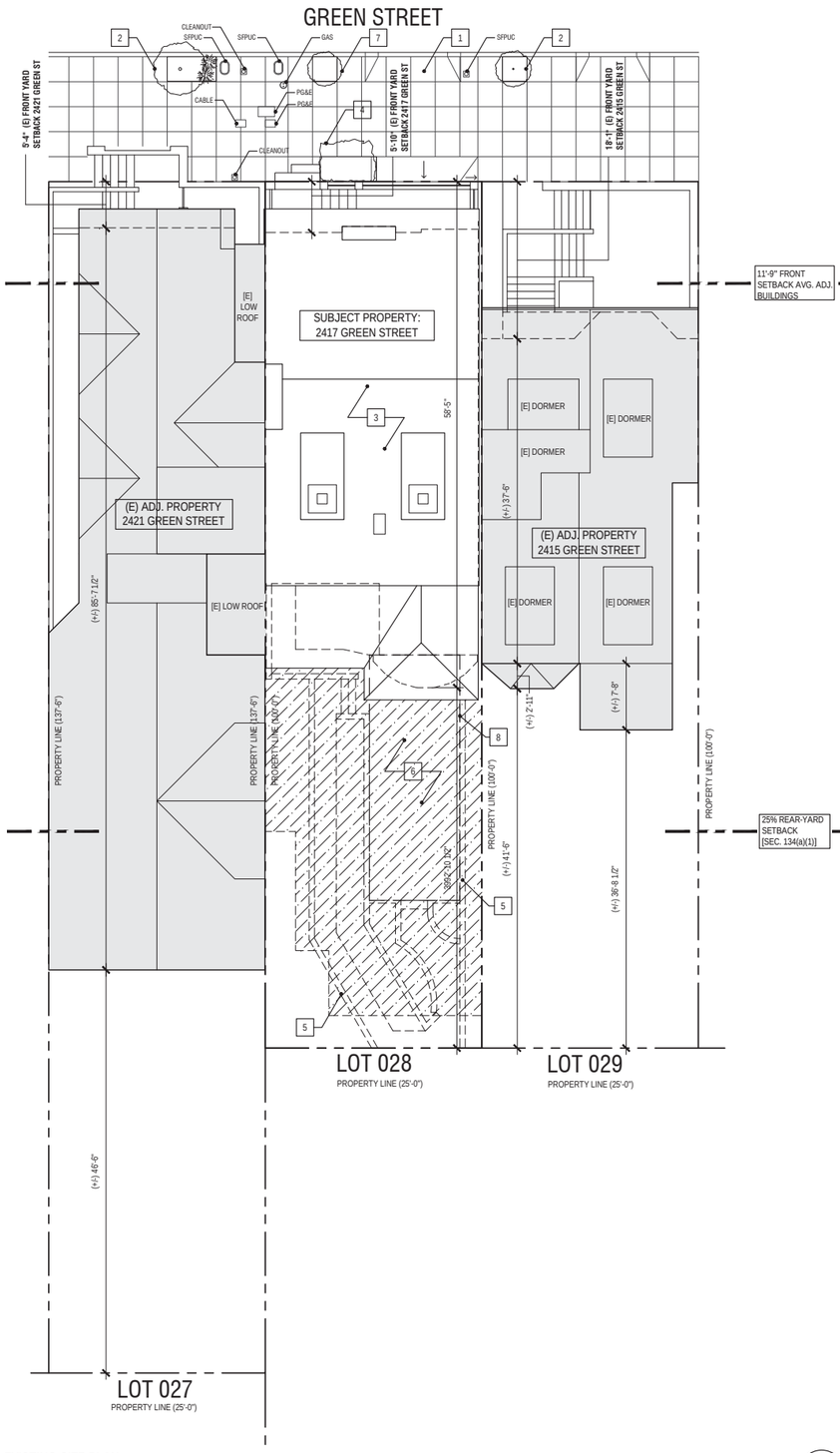
Drawing Title

MAHER ORDINANCE WAIVER

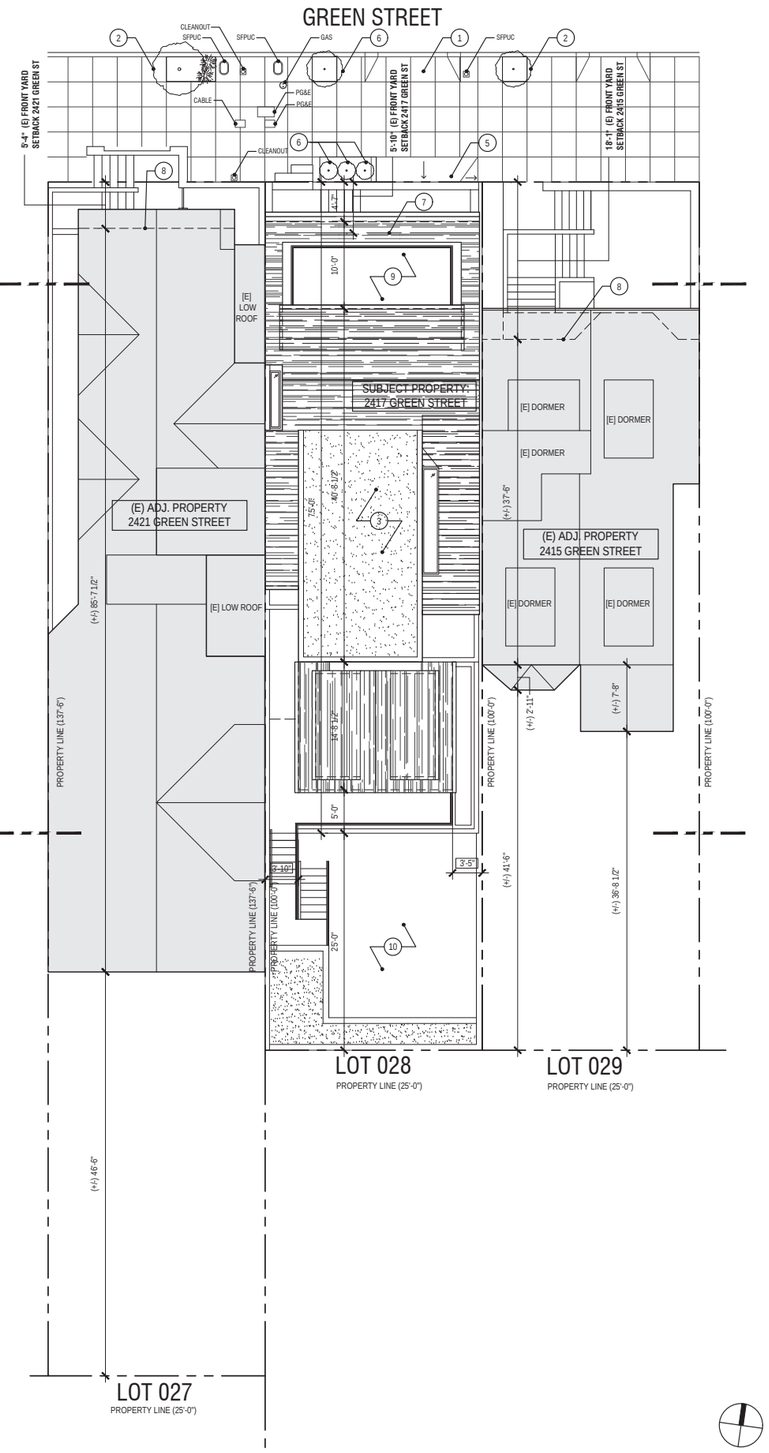
Sheet Number

A0.7



1 EXISTING SITE PLAN

1/8"=1'-0"



2 PROPOSED SITE PLAN

1/8"=1'-0"

8 0 8 16
SCALE IN FEET: 1/8" =1'-0"

GENERAL SITE PLAN NOTES

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY
2. REFER TO SHEETS D1.0-D1.5 AND A1.0-A1.5 FOR ADDITIONAL FLOOR PLANS AND INFORMATION

DEMOLITION SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF [E] BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. REMOVE [E] WALLS & LANDSCAPING, TEMPORARILY BRACE SOIL TO PREVENT EROSION AND DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS PER SFBMP
6. EXCAVATE AS REQUIRED FOR [N] CONSTRUCTION
7. REMOVE [E] SIDEWALK LANDSCAPING
8. OUTLINE OF [E] USABLE OPEN SPACE (+/-)296 SQ.FT.

PROPOSED SITE PLAN KEY NOTES

1. [E] CURB CUT TO REMAIN
2. [E] STREET TREE TO REMAIN
3. OUTLINE OF PROPOSED BUILDING AT 2417 GREEN STREET
4. [E] SIDEWALK LANDSCAPING TO REMAIN
5. [E] RAMP AT GARAGE TO REMAIN
6. [N] STREET TREE
7. (E) FRONT WALL TO REMAIN AT SUBJECT PROPERTY
8. (E) FRONT WALL TO REMAIN AT ADJACENT PROPERTY
9. PRIVATE USABLE OPEN SPACE FOR MAIN UNIT
10. COMMON USABLE OPEN SPACE

USABLE OPEN SPACE CALCULATIONS:

MAIN UNIT USABLE OPEN SPACE:
PRIVATE (ROOF DECK AT 4TH FLOOR): 140 SQ.FT.
ADDITIONAL USABLE OPEN SPACE REQUIRED:
160 X 1.33 = 212 SQ.FT. (COMMON SPACE AT REAR YARD)

ACCESSORY DWELLING UNIT USABLE OPEN SPACE:
COMMON SPACE REQUIRED: 400 SQ.FT. (COMMON SPACE AT REAR YARD)

TOTAL COMMON USABLE OPEN SPACE (REAR YARD): 625 SQ.FT.
212 SQ.FT. + 400 SQ.FT. = 612 SQ.FT. REQ'D; 625 SQ.FT. PROVIDED

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQ'S.

- ZONING DISTRICT:	RH-1 (RESIDENTIAL - HOUSE, ONE FAMILY)
- MIN. LOT AREA:	2500 SQ.FT.
- MIN. LOT WIDTH:	25'-0"
- SIDE YARD SETBACK:	NONE REQUIRED
- FRONT YARD SETBACK:	BASED ON AVERAGE OF ADJACENT PROPERTIES. IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15' OR 15% OF LOT DEPTH.
- REAR YARD SETBACK:	- 25% OF THE TOTAL LOT DEPTH, BUT IN NO CASE LESS THAN 15'. [REF. SEC. 134(a)(1)]
- PERMITTED OBSTRUCTIONS:	PERMITTED OBSTRUCTIONS INTO SETBACKS: MIN. 7'-6" HEADROOM FOR OVERHEAD HORIZONTAL PROJECTIONS. MAX. 3'-0" DEPTH FOR PROJECTIONS INTO REQUIRED OPEN AREA. THE COMBINED LENGTH OF ALL BAY WINDOW'S AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA IS LIMITED TO 2/3 OF THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL. (REF. SEC. 136 (c)(3))
- USABLE OPEN SPACE:	- 300 SQ.FT. MIN - PRIVATE OPEN SPACE PER UNIT; 400 SQ.FT MIN - COMMON OPEN SPACE PER UNIT; 6'-0" MIN DIMENSION & 36 SQ.FT. MIN AREA ON DECK OR BALCONY; 10'-0" MIN DIMENSION & 100 SQ.FT. MIN AREA ON GRADE. (REF. SEC. 135 & TABLE 135A) - OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY
- MAX. HEIGHT LIMIT:	- 35' [REF. SEC. 261(b)(1)] - 30' AT FRONT SETBACK, THEN INCREASE AT AN ANGLE OF 45 DEGREES TOWARD THE REAR OF LOT UNTIL THE HEIGHT LIMIT IS 35' [REF. SEC. 261(c)(1)] - HEIGHT LIMIT AT THE FRONT PORTION OF THE BUILDING CAN BE INCREASED TO THE AVERAGE OF THE HEIGHTS OF THE TWO ADJACENT BUILDINGS [REF.SEC. 261(b)(2)] - DORMERS AT ROOF CAN BE EXEMPT FROM HEIGHT LIMIT UP TO 10' ABOVE HEIGHT LIMIT. SHALL NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED [REF. SEC. 261(b)(1)(B)]
- NUMBER OF PARKING SPACES:	ONE SPACE MIN PER DWELLING UNIT (REF. TABLE 151); THREE SPACES MAX WHERE ONE SPACE IS REQUIRED (REF. SEC. 151(c)).
- BICYCLE PARKING:	ONE CLASS 1 SPACE PER DWELLING UNIT IS REQUIRED (REF. TABLE 155.2.10 & ZONIN ADMINISTRATOR BULLETIN NO.9)

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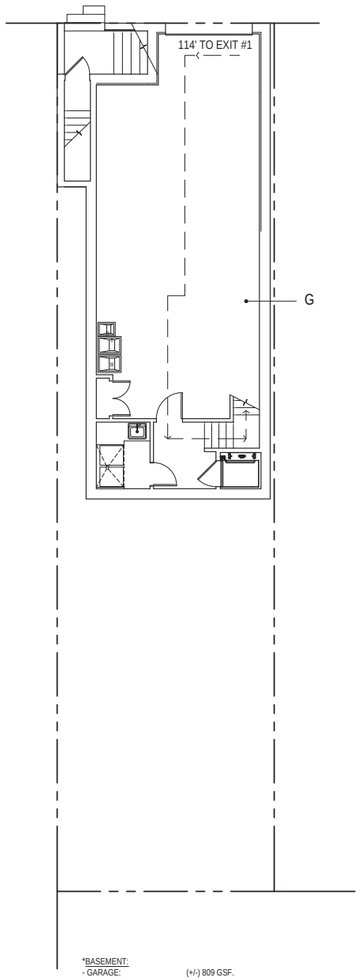
Drawing Title

EXISTING AND PROPOSED SITE PLAN

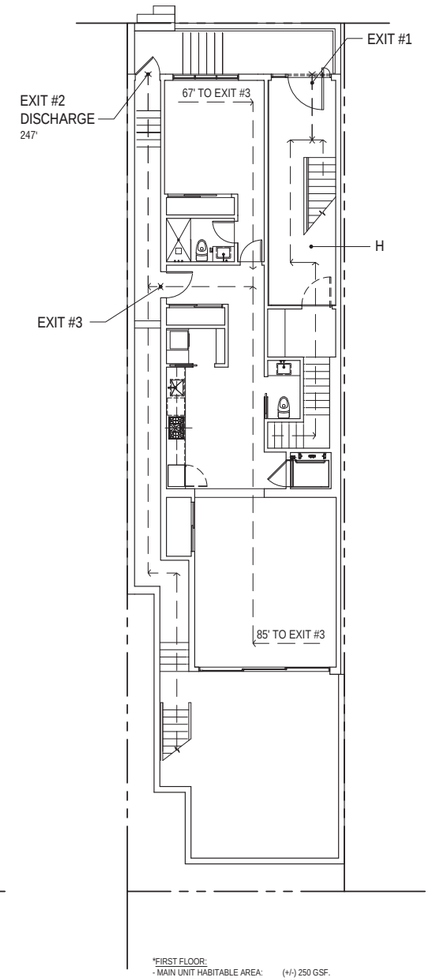
Sheet Number

A0.8



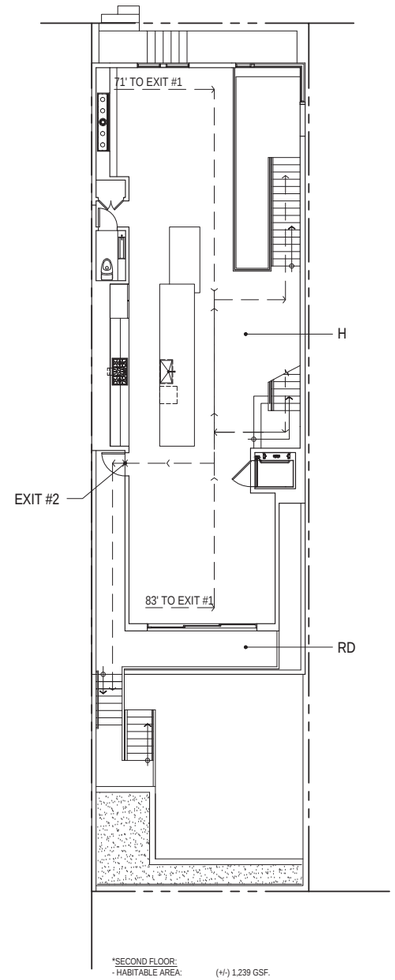
*BASEMENT:
- GARAGE: (+/-) 809 GSF.
- HABITABLE AREA: (+/-) 145 GSF.

EXITING FROM BASEMENT:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



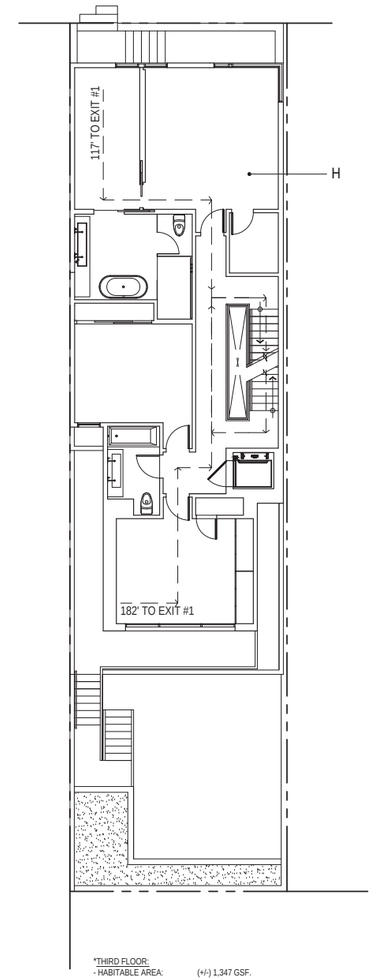
*FIRST FLOOR:
- MAIN UNIT HABITABLE AREA: (+/-) 250 GSF.
- ADU HABITABLE AREA: (+/-) 925 GSF.
- FRONT PORCH/ROOF DECK: (+/-) 114 GSF.

EXITING FROM FIRST FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



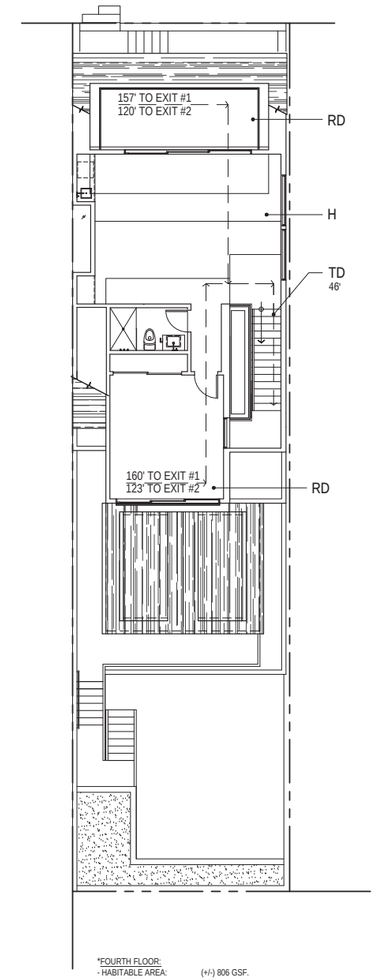
*SECOND FLOOR:
- HABITABLE AREA: (+/-) 1,239 GSF.
- ROOF DECK: (+/-) 158 GSF.

EXITING FROM SECOND FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



*THIRD FLOOR:
- HABITABLE AREA: (+/-) 1,347 GSF.

EXITING FROM THIRD FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)



*FOURTH FLOOR:
- HABITABLE AREA: (+/-) 806 GSF.
- ROOF DECK: (+/-) 127 GSF.

EXITING FROM FOURTH FLOOR:
ONE EXIT REQUIRED PER CBC SECTION 1006.3.2 (1)
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE:
124' < 125' PER CBC TABLE 1006.3.2 (1)

LEGEND

- - →- -	PATH OF EXIT ACCESS TRAVEL
57'	MAXIMUM ***TOTAL*** TRAVEL DISTANCE TO EXIT DISCHARGE FROM FLOOR
TD 47'	MAX TRAVEL DISTANCE ON FLOOR TO STAIRWAY
H	HABITABLE AREA
G	GARAGE / MECHANICAL
RD	ROOF DECK
EXIT	EXTERIOR EXIT DOOR

OCCUPANCY LOAD CALCULATIONS

- MAIN UNIT TOTAL HABITABLE AREA : (+/-) 3,871 GSF.
- ADU TOTAL HABITABLE AREA : (+/-) 925 GSF.
- GARAGE: (+/-) 809 GSF.
- TOTAL ROOF DECK: (+/-) 399 GSF.

-OCCUPANCY LOAD (R-3) = HABITABLE + ROOF DECK AREA: (+/-) 5,195 GSF / 200 = 27
-OCCUPANCY LOAD (U) = GARAGE: (+/-) 809 GSF / 200 = 5

*NOTE:
FOR THE PURPOSE OF OCCUPANCY LOAD CALCULATIONS GROSS FLOOR AREA IS MEASURED AS AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING PER CBC SECTION 1002.

EGRESS EXITING CALCULATIONS

TWO EXITS FROM THE BUILDING TO PUBLIC WAY ARE PROVIDED (EXIT #3 USES EXIT #2 DISCHARGE TO PUBLIC WAY)

MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE:
124' < 125' PER CBC TABLE 1006.3.2 (1)
(FROM FLOOR 4 TO EXIT #2, LOCATED ON FLOOR 2)

TRAVEL DISTANCE FROM THE MOST REMOTE OCCUPIED POINT TO A STAIRWAY ON FLOOR 4 IS +/- 46' < 50' (1016.3, SFBC 2016)

EXIT ACCESS TRAVEL DISTANCE FROM THE MOST REMOTE OCCUPIED POINT ON FLOOR 4 TO EXIT #2 DISCHARGE TO PUBLIC WAY IS +/- 247' < 250' (1017.2, SFBC 2016)

SUMMARY OF PRIMARY BUILDING CODE REQUIREMENTS

CHAPTER 5. GENERAL BUILDING HEIGHTS AND AREAS:

TABLE 504.3, 504.4, 506.2 ALLOWABLE BUILDING HEIGHTS AND AREA
CONSTRUCTION TYPE V-B: EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM S13R, 60'; 4 STORIES ABOVE GRADE PLANE, AREA UNLIMITED

CHAPTER 6. TYPES OF CONSTRUCTION:

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PRIMARY STRUCTURAL FRAME: NO FIRE RESISTANCE RATING EXTERIOR BEARING WALLS: NO FIRE RESISTANCE RATING INTERIOR BEARING WALLS: NO FIRE RESISTANCE RATING NON-BEARING WALLS INTERIOR OR EXTERIOR: NO RATING

TABLE 602 (h) FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE. OCCUPANCY R-3 EQUIPPED W/ AUTOMATIC SPRINKLER SYSTEM
EXTERIOR WALLS, FIRE SEPARATION DISTANCE LESS THAN 3': 1-HR RATING
EXTERIOR WALLS, FIRS SEPARATION DISTANCE MORE THAN 3': NO RATING

CHAPTER 7. FIRE AND SMOKE PROTECTION FEATURES:

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
FIRE SEPARATION DISTANCE LESS THAN 3': OPENINGS NOT PERMITTED
FIRE SEPARATION DISTANCE 3'-5': 25% OF AND EXTERIOR WALL IN A STORY
FIRE SEPARATION DISTANCE 5' OR MORE: UNLIMIITED

SECTION 705.8.1 ALLOWABLE AREA OF OPENINGS, EXCEPTION 2
WHERE EXTERIOR WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE RESISTANCE RATED, ALLOWABLE AREA OF OPENINGS IS UNLIMITED

SFPC A8-009: LOCAL EQUIVALENCY FOR APPROVAL OF NEW OPENINGS IN NEW AND EXISTING BUILDING PROPERTY LINE WALLS
CASE-BY-CASE REVIEW TO ALLOW PROTECTED OPENINGS CLOSER TO PROPERTY LINES THAN PERMITTED BY TABLE 705.8

SECTION 705.11 PARAPETS, EXCEPTION 4.3
OPENINGS IN ROOF CLOSER THAN 5' TO EXTERIOR FIRE RATED WALL, MEASURED FROM INTERIOR SIDE OF WALL: PROVIDE FIRE-RATED PARAPET WALL, 30" (H) MIN

SECTION 705.11 PARAPETS, EXCEPTION 5.1
TYPE V-B, GROUP R-3 WITH A CLASS C ROOF COVERING: EXTERIOR WALL CAN BE TERMINATED AT UNDERSIDE OF ROOF SHEATHING. THE ROOF SHEATHING TO BE CONSTRUCTED OF NON-COMBUSTABLE MATERIAL FOR A DISTANCE OF 4'.

SECTION 713.4 SHAFT ENCLOSURES, FIRE RESISTANCE RATING
ELEVATOR SHAFT ENCLOSURE TO BE NOT LESS THAN 2-HR FIRE RESISTANCE RATING WHEN CONNECTING 4 STORIES OR MORE.

SECTION 713.5 SHAFT ENCLOSURES, CONTINUITY
SHAFT ENCLOSURES TO BE CONSTRUCTED AS FIRE BARRIERS AND SHALL HAVE CONTINUITY FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF SHEATHING AND BE SECURELLY ATTACHED THERETO AS WELL AS HAVE CONTINUITY THROUGH CONCEALED SPACE.

TABLE 716.5 FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATING
REQ. ASSEMBLY RATING: 1-HR; MIN. FIRE DOOR FOOR ASSEMBLY RATING: 45 MIN

TABLE 716.5 SHAFT ENCLOSURE
REQ. ASSEMBLY RATING: 2-HR; MIN. FIRE DOOR FOOR ASSEMBLY RATING: 90 MIN

CHAPTER 10: MEANS OF EGRESS:

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
RESIDENTIAL, PRIVATE GARAGE: 200 GSF

SECTION 1015.8 WINDOW OPENINGS
WHERE AN OPERABLE WINDOW OPENING IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE SILL OF THE WINDOW SHALL BE MIN 36" A.F.F. OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

SECTION 1015.8.1 : WINDOW OPENING CONTROL DEVICES
IF THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" A.F.F., THE WINDOW SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090

TABLE 1006.3.2. (1) : STORIES WITH ONE EXIT FOR R-2 & R-3 OCCUPANCIES
EXIT ACCESS TRAVEL DISTANCE UNLIMITED FOR UP TO 3RD STORY ABOVE GRADE PLANE, GROUP R-3, EQUIPPED WITH AUTOMATIC SPRINKLERS THROUGHOUT.
EXIT ACCESS TRAVEL DISTANCE : 125' FOR FOURTH STORY ABOVE GRADE PLANE.

SFBC SECTION 1014.4: VERTICAL EGRESS
FOR HABITABLE LEVEL, MORE THAN ONE STORY ABOVE AN EGRESS DOOR, THE TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO EGRESS STAIRWAY SHALL NOT EXCEED 50'.

SFBC SECTION 1030: EMERGENCY ESCAPE AND RESCUE
SLEEPING ROOMS BELOW THE 4TH STORY ABOVE GRADE PLANE TO HAVE AT LEAST ONE EMERGENCY ESCAPE OPENING. MIN. NET CLEAR OPENING: 5.7 SQ. FT., MIN. NET CLEAR HEIGHT: 24", MIN. NET CLEAR WIDTH: 20"

CHAPTER 12: INTERIOR ENVIRONMENT

SECTION 1203.5.1 VENTILATION AREA REQUIRED
MIN OPERABLE AREA OF WINDOW SHALL BE NOT LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED

SECTION 1205.2: NATURAL LIGHT
MIN NET GLAZED AREA IS 8% OF FLOOR AREA OF THE INTERIOR SPACE

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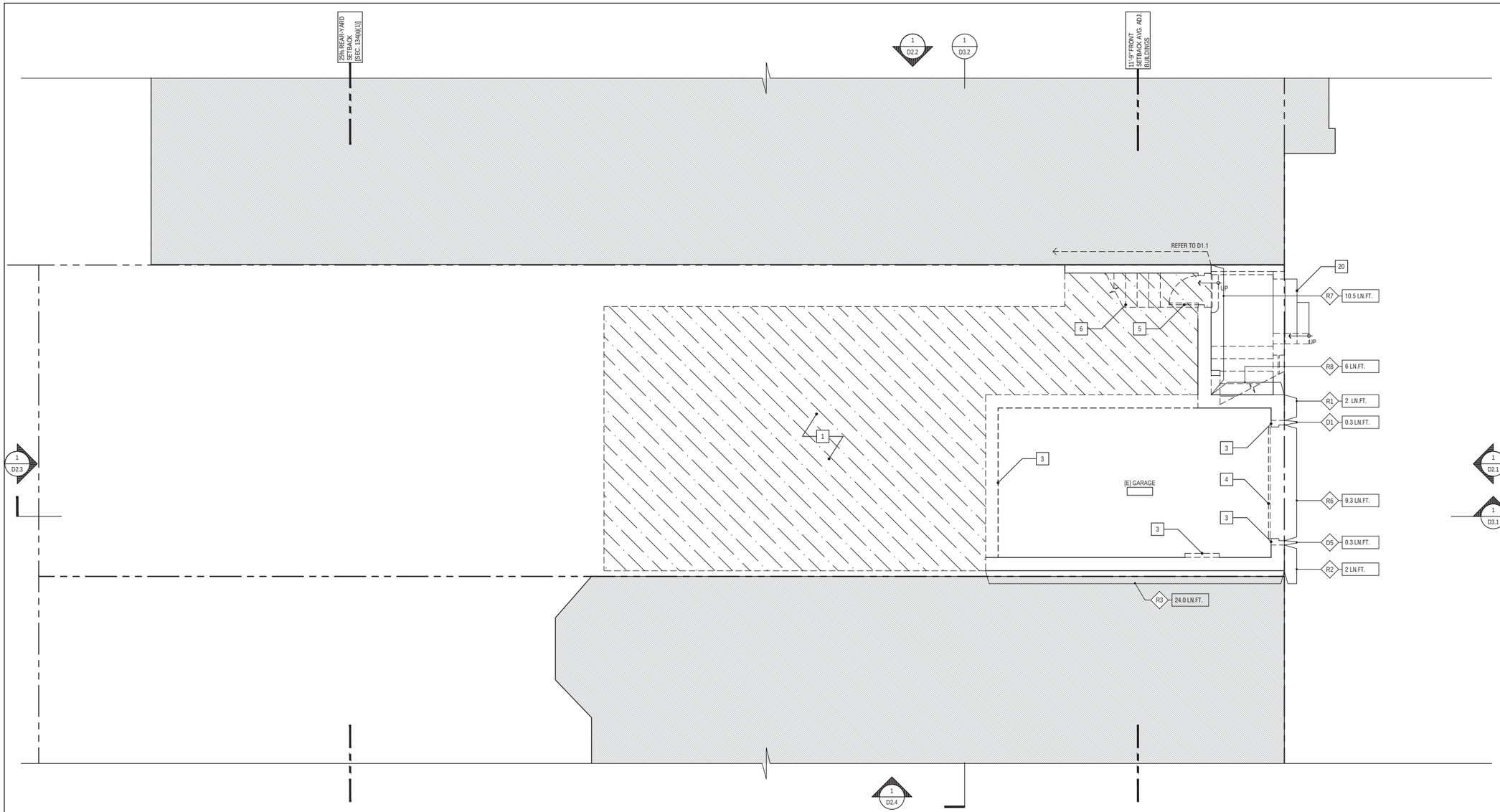
Drawing Title

EXITING DIAGRAM/ CALCULATIONS

Sheet Number

A0.9



1 EXISTING/DEMOLITION BASEMENT PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1 EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2 REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3 REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4 REMOVE [E] GARAGE DOOR
5 REMOVE [E] DOOR
6 REMOVE [E] STAIR
7 REMOVE [E] MECHANICAL EQUIPMENT
8 REMOVE [E] FIREPLACE
9 REMOVE [E] WINDOW ASSEMBLY
10 REMOVE [E] GUARDRAIL
11 REMOVE INTERIOR WALL FINISH
12 REMOVE [E] PLUMBING FIXTURE
13 REMOVE [E] CASEWORK
14 REMOVE [E] DORMER
15 REMOVE [E] CHIMNEY
16 [E] ROOF TO BE REMOVED BELOW
17 [E] ROOF ABOVE
18 [E] ROOF TO REMAIN
19 [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20 [E] STEPS TO REMAIN

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

	LINEAR FEET OF WALL (R= REMAIN, D=DEMOLISHED)														
	R1	R2	R3	R4	R5	R6	R7	R8	TOTAL 'R'	D1	D2	D3	D4	D5	TOTAL 'D'
FRONT FACADE - EXISTING TO REMAIN	2	2	--	--	--	9.3	10.5	--	23.8 (97.5%)						
FRONT FACADE - EXISTING TO BE REMOVED										0.3		--		0.3	0.6 (2.5%)
REAR FACADE - EXISTING TO REMAIN									0 (0%)						
REAR FACADE - EXISTING TO BE REMOVED											11.2	--	13.2		24.4 (100%)
% OF REAR & FRONT FACADE									23.8 (49%)						25 (51%)
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	2	2	24	30.7	40.5	9.3	10.5	6	125 (79%)						
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										0.3	11.2	8.3	13.2	0.3	33.3 (21%)
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									125 (79%)						33.3 (21%)

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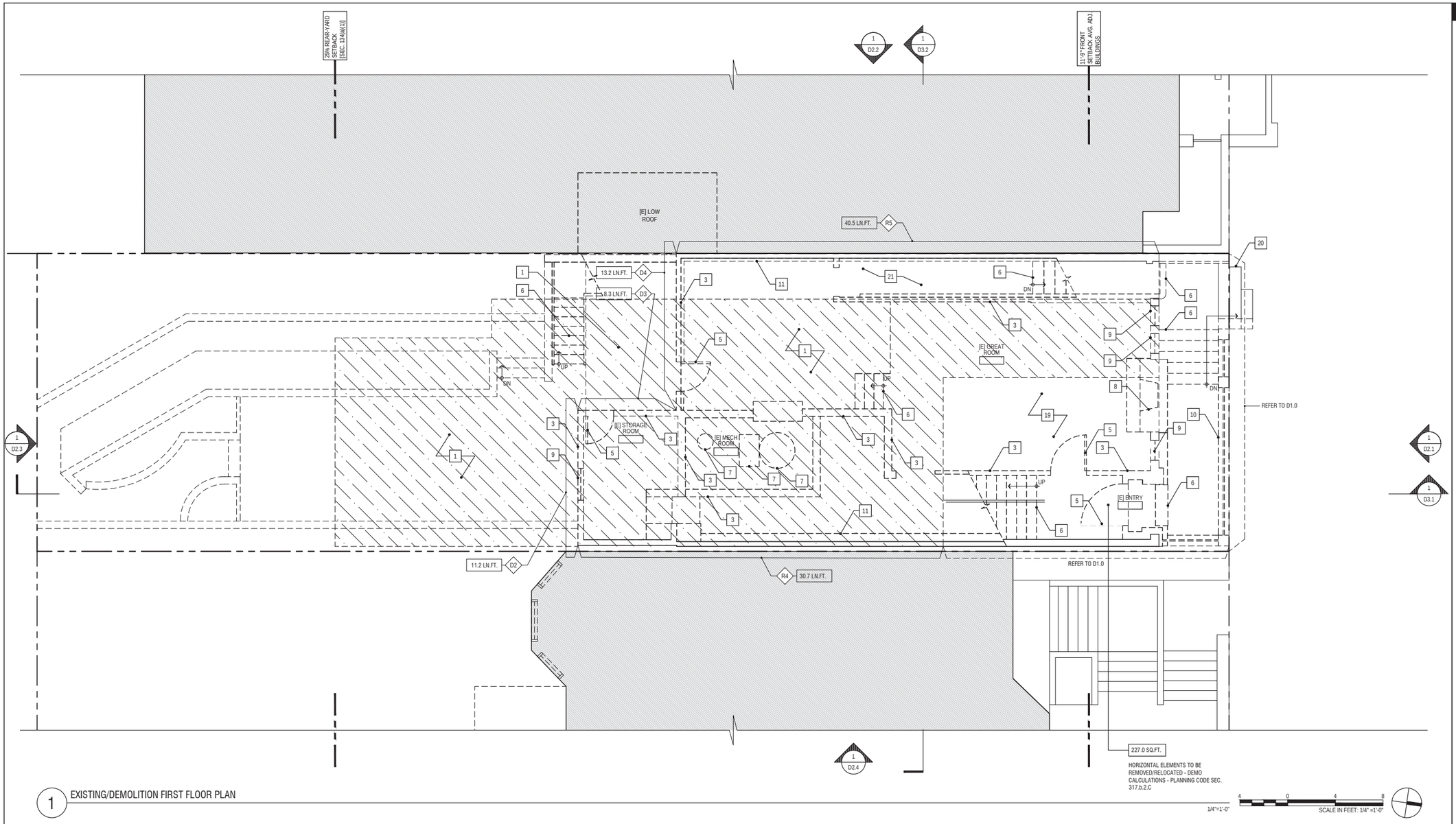
Drawing Title

EXISTING/ DEMOLITION BASEMENT PLAN

Sheet Number

D1.0



1 EXISTING/DEMOLITION FIRST FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN
21. EXCAVATE AS REQUIRED TO PERFORM [N] WORK AT SIDE PROPERTY LINE

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

	LINEAR FEET OF WALL (R= REMAIN, D=DEMOLISHED)														
	R1	R2	R3	R4	R5	R6	R7	R8	TOTAL 'R'	D1	D2	D3	D4	D5	TOTAL 'D'
FRONT FACADE - EXISTING TO REMAIN	2	2	--	--	--	9.3	10.5	--	23.8 (97.5%)						
FRONT FACADE - EXISTING TO BE REMOVED										0.3		--		0.3	0.6 (2.5%)
REAR FACADE - EXISTING TO REMAIN									0 (0%)						
REAR FACADE - EXISTING TO BE REMOVED											11.2	--	13.2		24.4 (100%)
% OF REAR & FRONT FACADE									23.8 (49%)						25 (51%)
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	2	2	24	30.7	40.5	9.3	10.5	6	125 (79%)						
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										0.3	11.2	8.3	13.2	0.3	33.3 (21%)
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									125 (79%)						33.3 (21%)

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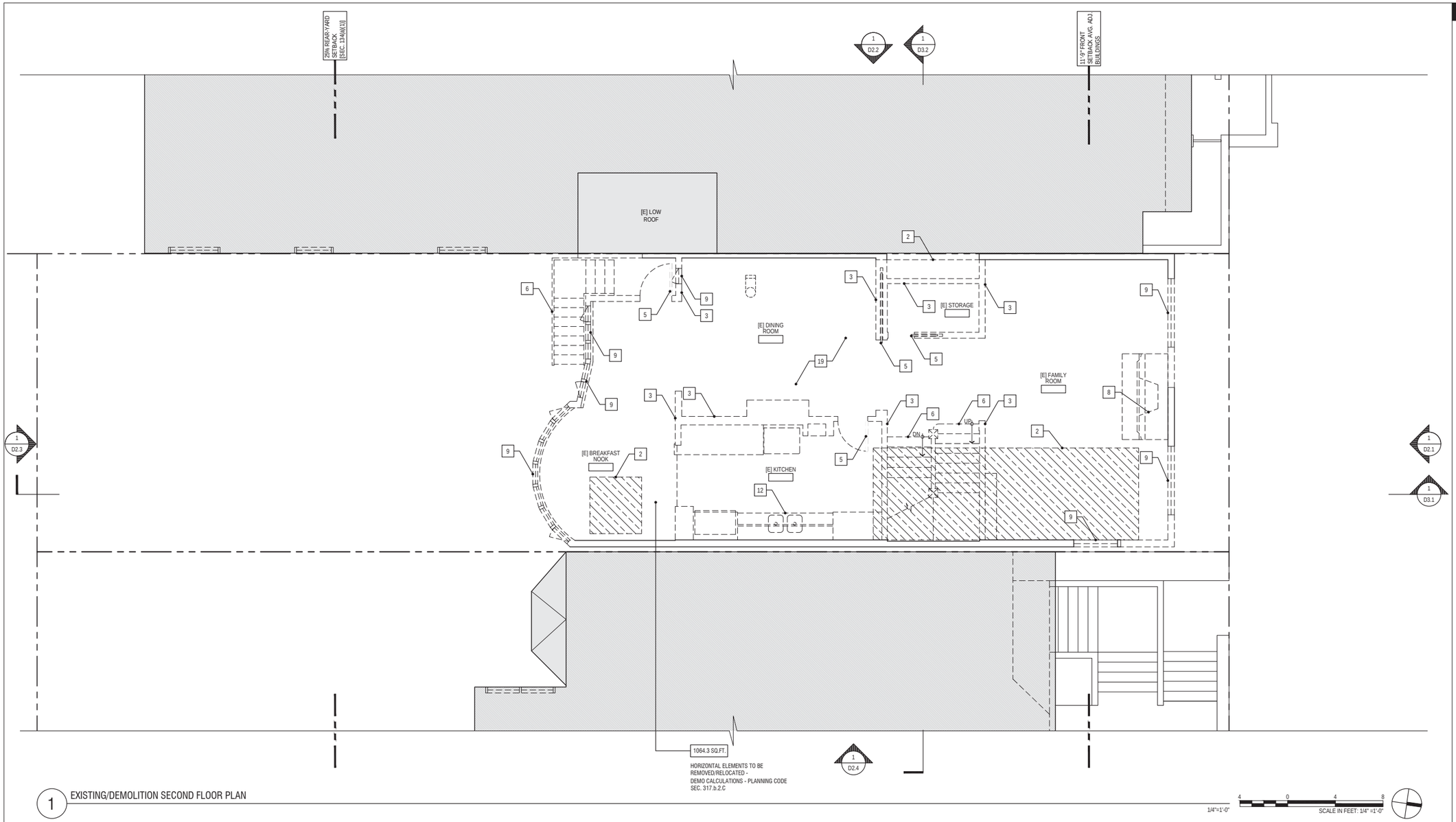
Drawing Title

EXISTING/ DEMOLITION FIRST FLOOR PLAN

Sheet Number

D1.1



1 EXISTING/DEMOLITION SECOND FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
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3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
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17. [E] ROOF ABOVE
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19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

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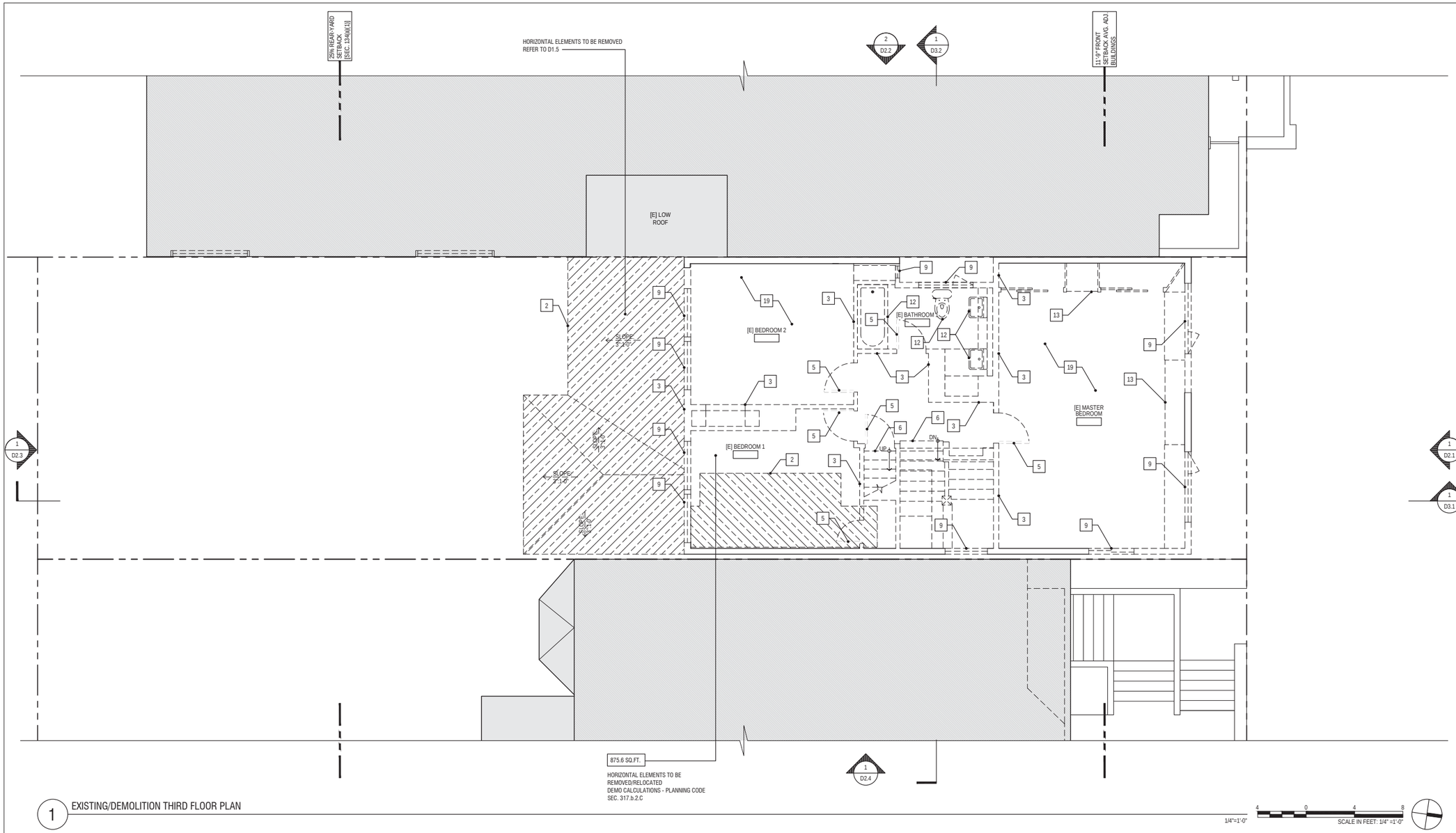
Drawing Title

EXISTING/ DEMOLITION SECOND FLOOR PLAN

Sheet Number

D1.2



1 EXISTING/DEMOLITION THIRD FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
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4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
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17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
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BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Job No. 16112

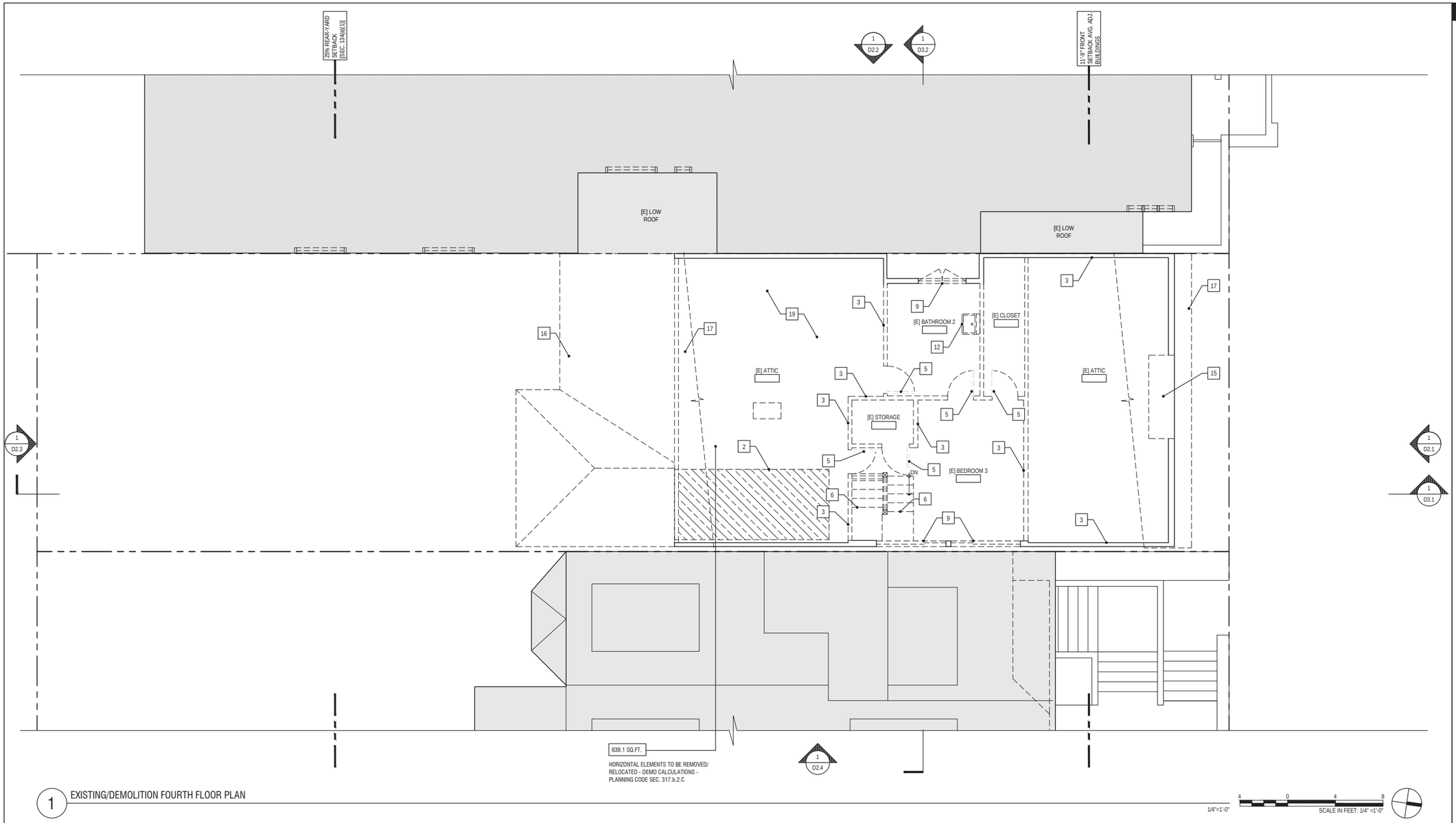
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

EXISTING/ DEMOLITION THIRD FLOOR PLAN

Sheet Number

D1.3



1 EXISTING/DEMOLITION FOURTH FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

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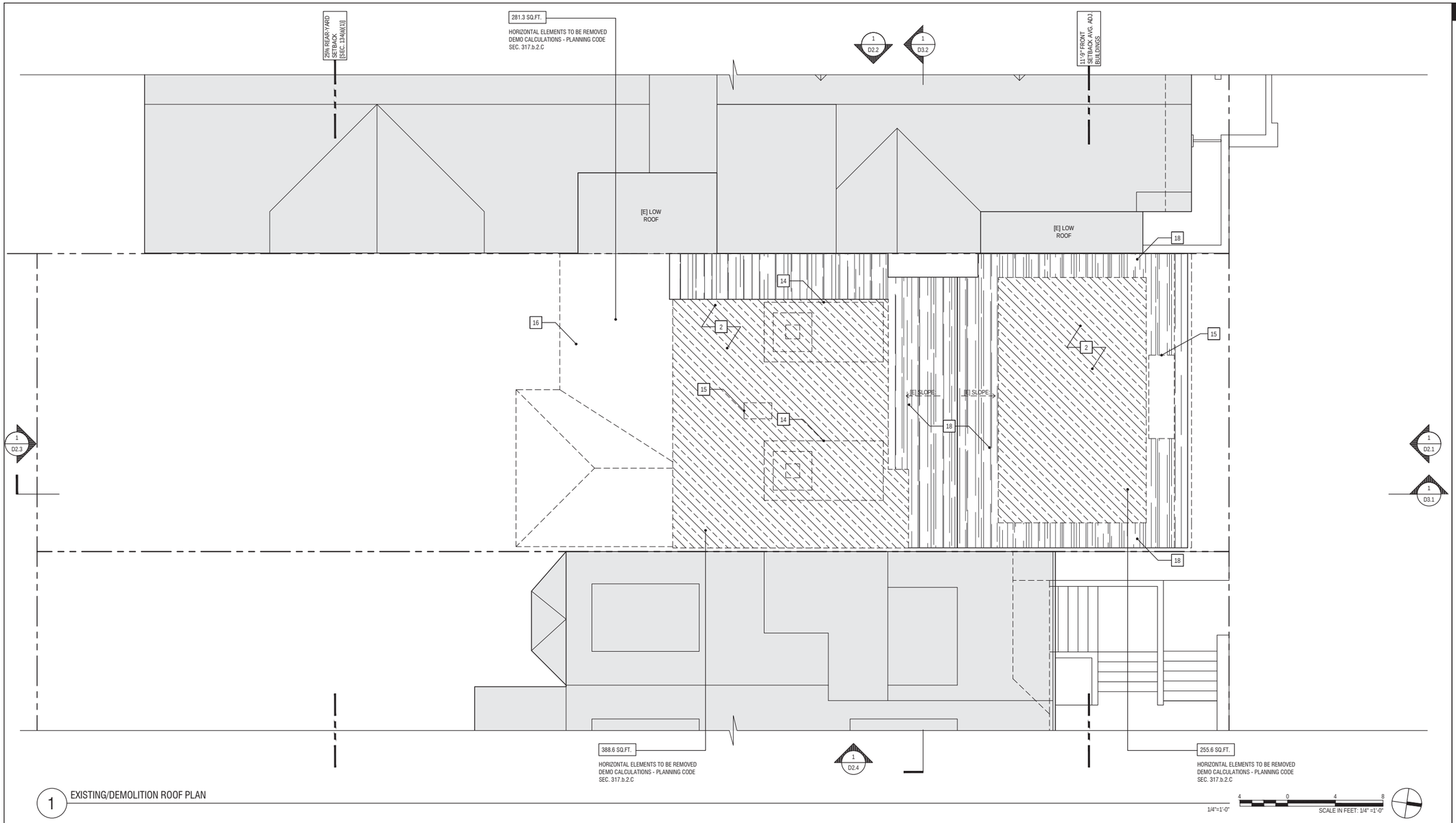
Drawing Title

EXISTING/ DEMOLITION FOURTH FLOOR PLAN

Sheet Number

D1.4



1 EXISTING/DEMOLITION ROOF PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM [N] WORK
2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
3. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO PERFORM [N] WORK
4. REMOVE [E] GARAGE DOOR
5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
7. REMOVE [E] MECHANICAL EQUIPMENT
8. REMOVE [E] FIREPLACE
9. REMOVE [E] WINDOW ASSEMBLY
10. REMOVE [E] GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE [E] PLUMBING FIXTURE
13. REMOVE [E] CASEWORK
14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

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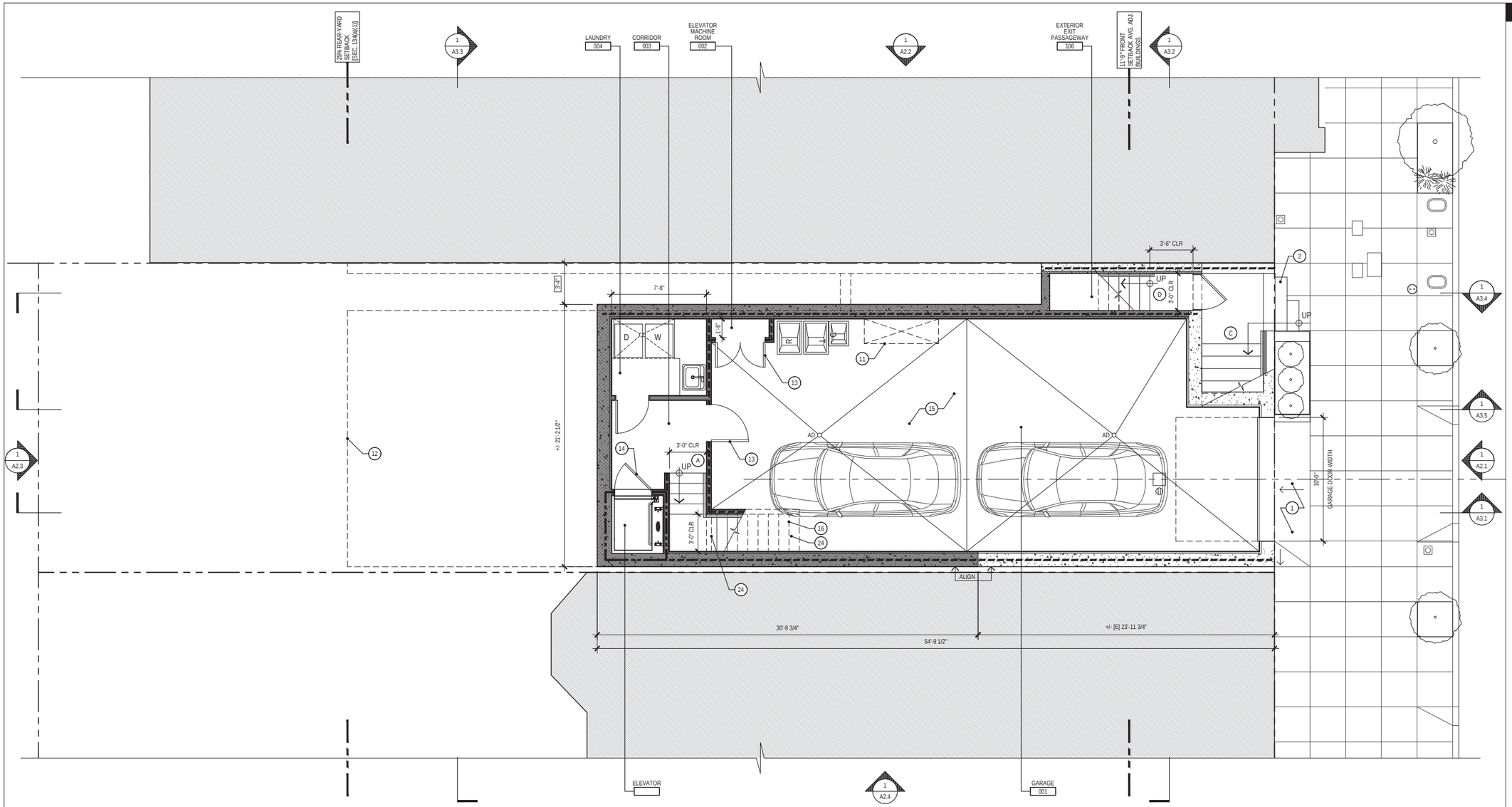
Drawing Title

EXISTING/ DEMOLITION ROOF PLAN

Sheet Number

D1.5



1 PROPOSED BASEMENT PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 14 RISERS @ +/- 7 7/16" EA = 8'-8"; 12 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D1 EXIT PASSAGEWAY STAIR 1: 6 RISERS @ +/- 7 1/16" EA = 3'-6 3/8"; 5 TREADS @ 10" EA = 4'-2"; 3'-0" CLR WIDTH
- D2 EXIT PASSAGEWAY STAIR 2: 2 RISERS @ +/- 7 1/16" EA = 1'-2 1/8"; 1 TREADS @ 10"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 3: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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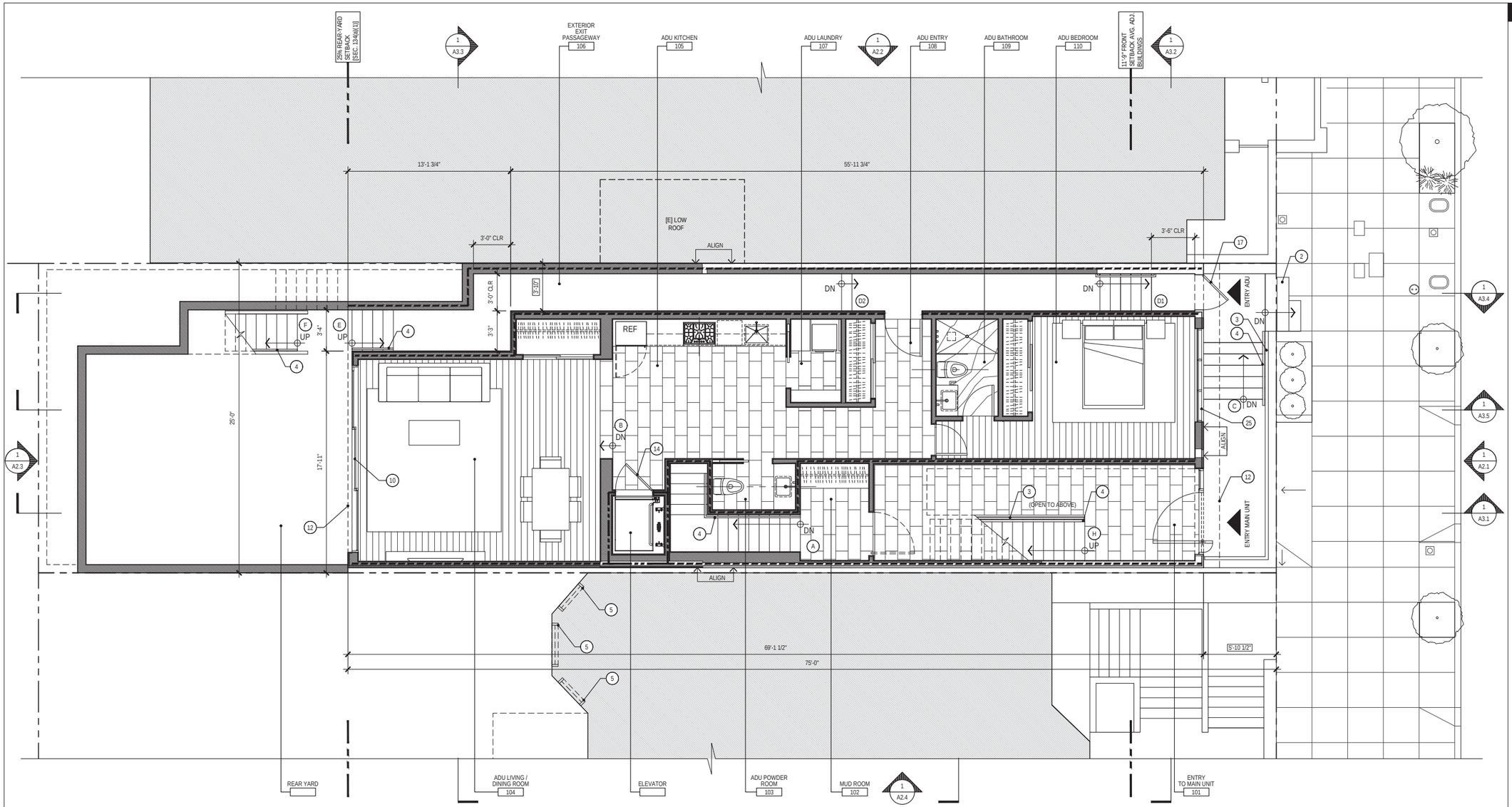
Drawing Title

PROPOSED BASEMENT PLAN [GARAGE]

Sheet Number

A1.0



1 PROPOSED FIRST FLOOR PLAN

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

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- E EXIT PASSAGEWAY STAIR 3: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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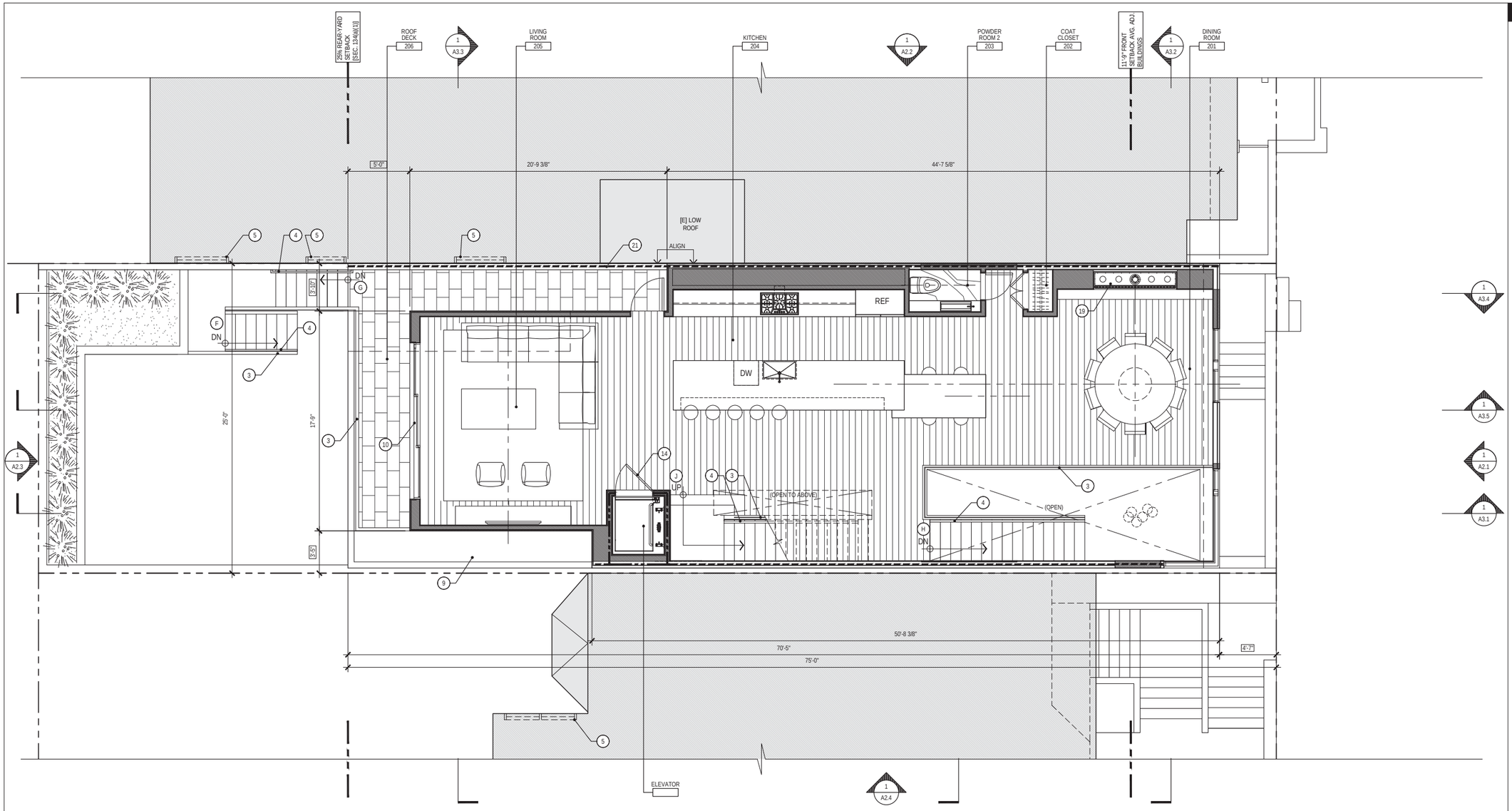
Drawing Title

PROPOSED FIRST FLOOR PLAN

Sheet Number

A1.1



1 PROPOSED SECOND FLOOR PLAN

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 14 RISERS @ +/- 7 7/16" EA = 8'-8"; 12 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D1 EXIT PASSAGEWAY STAIR 1: 6 RISERS @ +/- 7 1/16" EA = 3'-6 3/8"; 5 TREADS @ 10" EA = 4'-2"; 3'-0" CLR WIDTH
- D2 EXIT PASSAGEWAY STAIR 2: 2 RISERS @ +/- 7 1/16" EA = 1'-2 1/8"; 1 TREADS @ 10"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 3: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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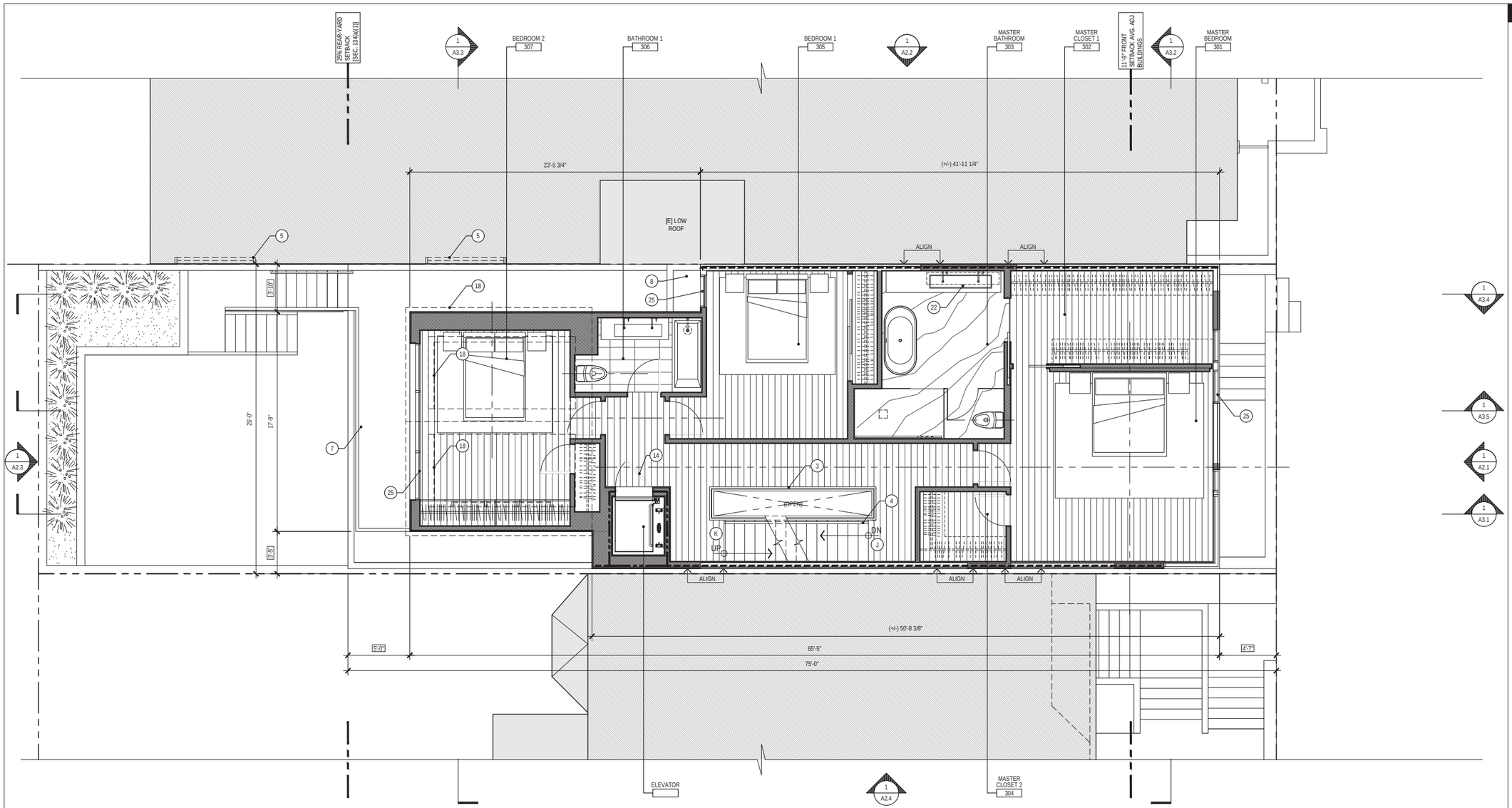
Drawing Title

PROPOSED SECOND FLOOR PLAN

Sheet Number

A1.2



1 PROPOSED THIRD FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
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21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

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- E EXIT PASSAGEWAY STAIR 3: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

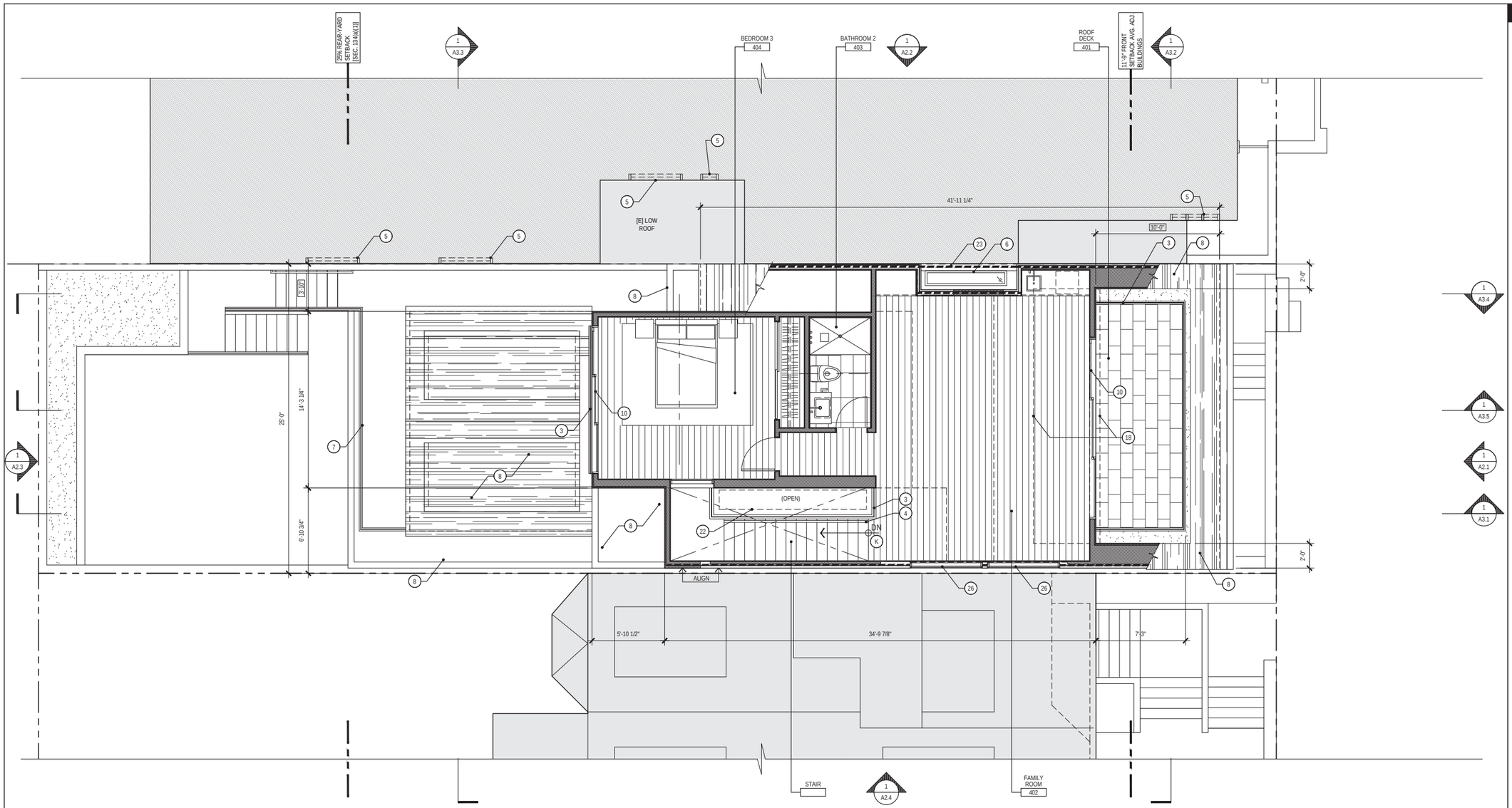
Job No.		16112
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02 10 17
	PRE-APPLICATION PLAN REVIEW	02 24 17
	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 20 17
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED THIRD FLOOR PLAN

Sheet Number

A1.3



1 PROPOSED FOURTH FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 14 RISERS @ +/- 7 7/16" EA = 8'-8"; 12 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D1 EXIT PASSAGEWAY STAIR 1: 6 RISERS @ +/- 7 1/16" EA = 3'-6 3/8"; 5 TREADS @ 10" EA = 4'-2"; 3'-0" CLR WIDTH
- D2 EXIT PASSAGEWAY STAIR 2: 2 RISERS @ +/- 7 1/16" EA = 1'-2 1/8"; 1 TREADS @ 10"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 3: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

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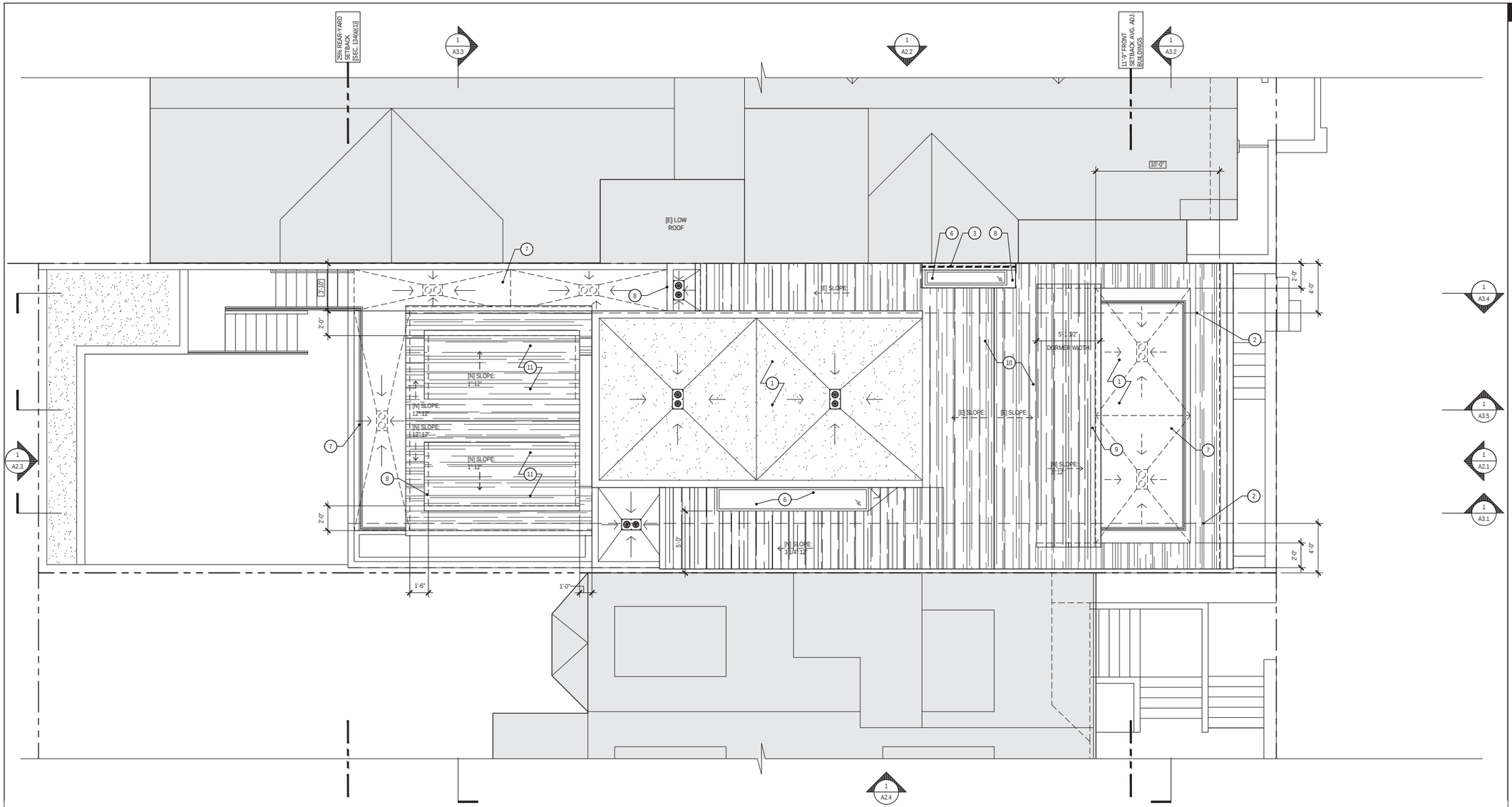
Drawing Title

PROPOSED FOURTH FLOOR PLAN

Sheet Number

A1.4



1 PROPOSED ROOF PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. [E] DRIVEWAY SLOPE TO REMAIN/PROTECT
2. [E] STEPS TO REMAIN
3. [N] GUARD RAIL @ 42" A.F.F. REF. ELEVATION SHEETS [A2 SERIES], NOTE '5' FOR ADDITIONAL INFORMATION
4. [N] 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] PLANTER
10. [N] SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. [N] CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. [N] CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8":1'-0" MIN, TYP.
16. [N] STAIR ABOVE
17. [N] GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. [N] GAS-FIRED FIREPLACE
20. [N] TRENCH DRAIN, TYP.
21. [N] 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. [N] SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. CEILING & WALL UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. [N] EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. [N] WINDOW IN [E] OPENING
27. [N] PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

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- D1 EXIT PASSAGEWAY STAIR 1: 6 RISERS @ +/- 7 1/16" EA = 3'-6 3/8"; 5 TREADS @ 10" EA = 4'-2"; 3'-0" CLR WIDTH
- D2 EXIT PASSAGEWAY STAIR 2: 2 RISERS @ +/- 7 1/16" EA = 1'-2 1/8"; 1 TREADS @ 10"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 3: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 16'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8" ; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP.

2417 GREEN STREET

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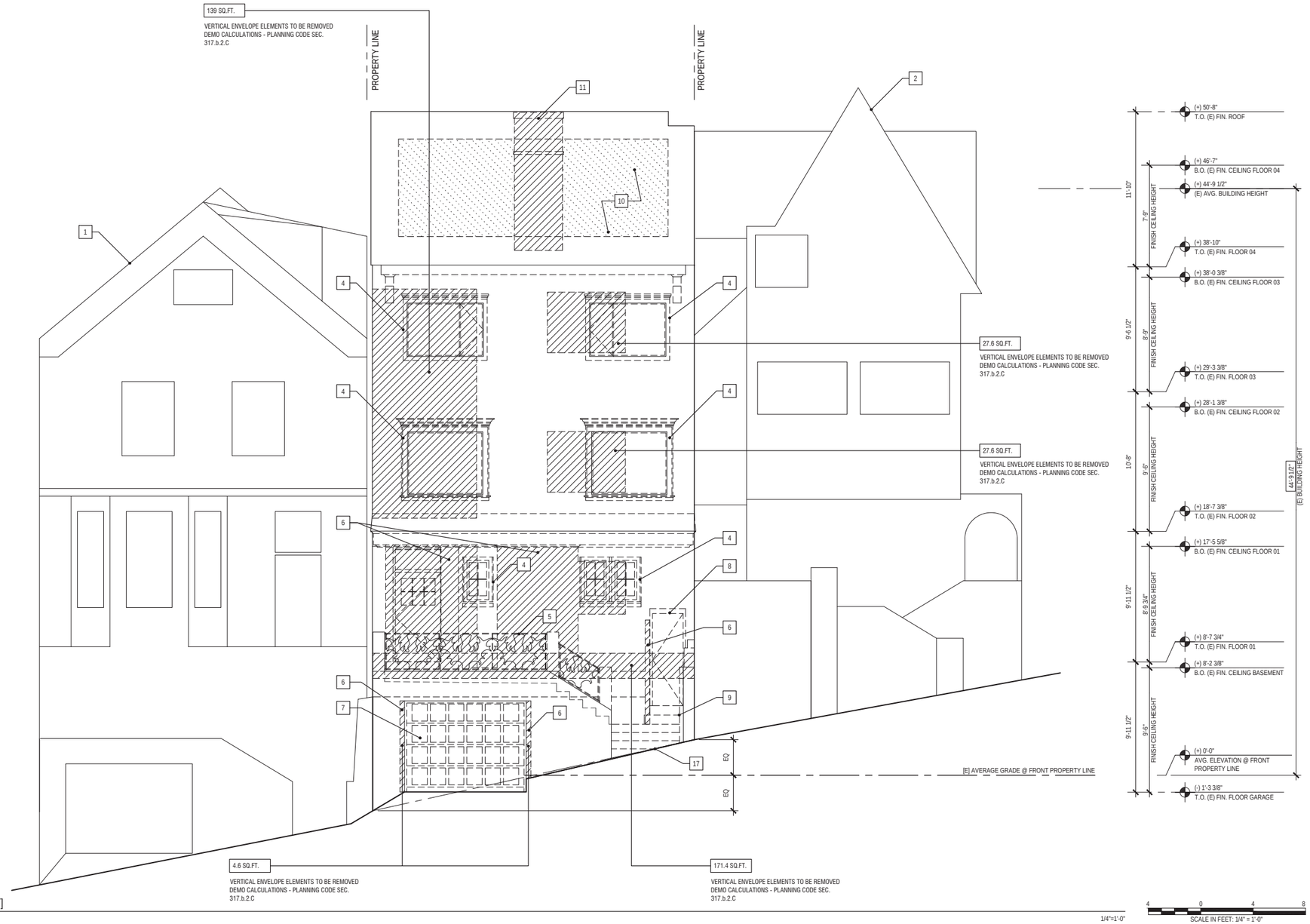
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED ROOF PLAN

Sheet Number

A1.5



1 EXISTING/DEMOLITION ELEVATION - NORTH [FRONT]

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

2417 GREEN STREET

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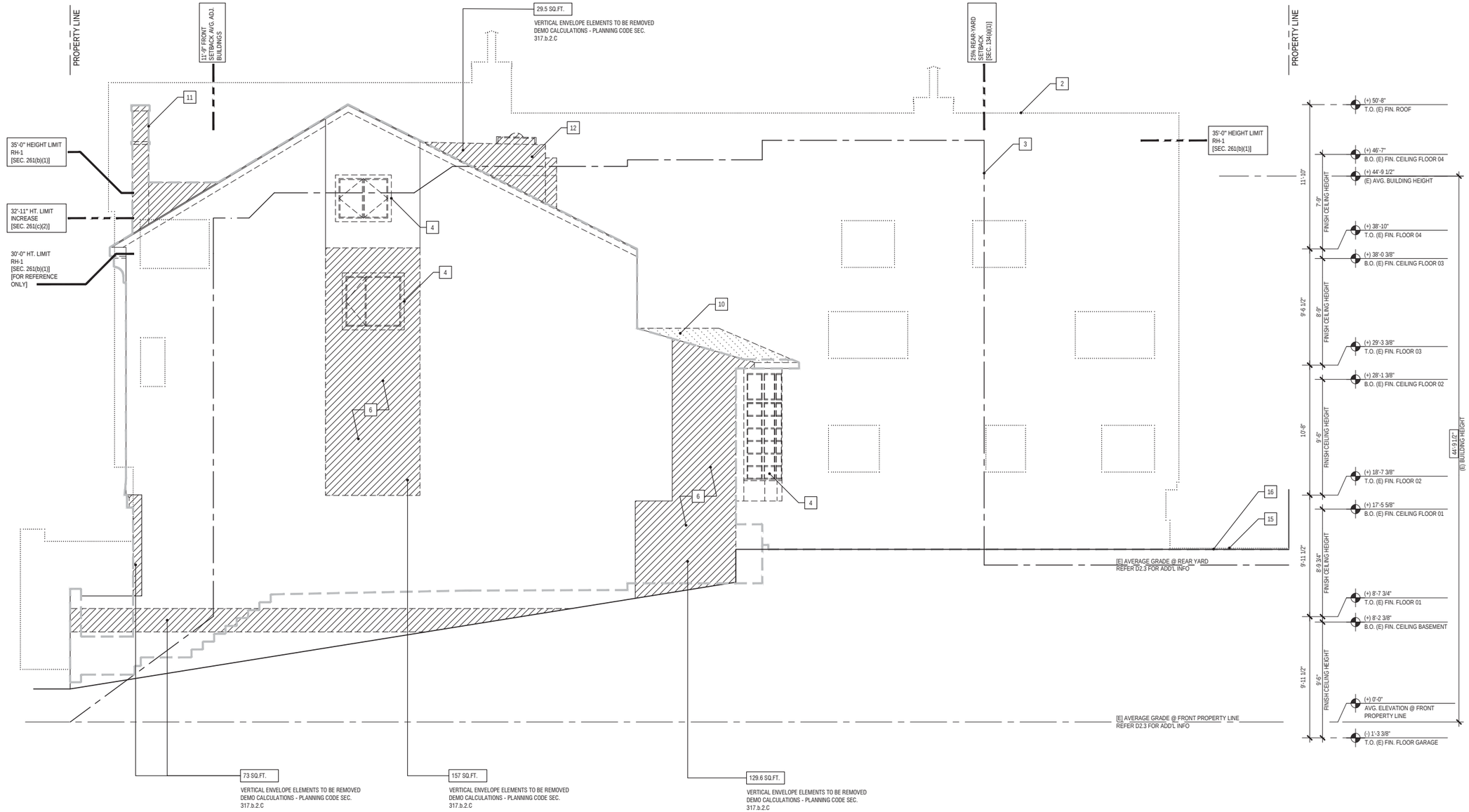
Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.1



1 EXISTING/DEMOLITION ELEVATION - WEST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

2417 GREEN STREET

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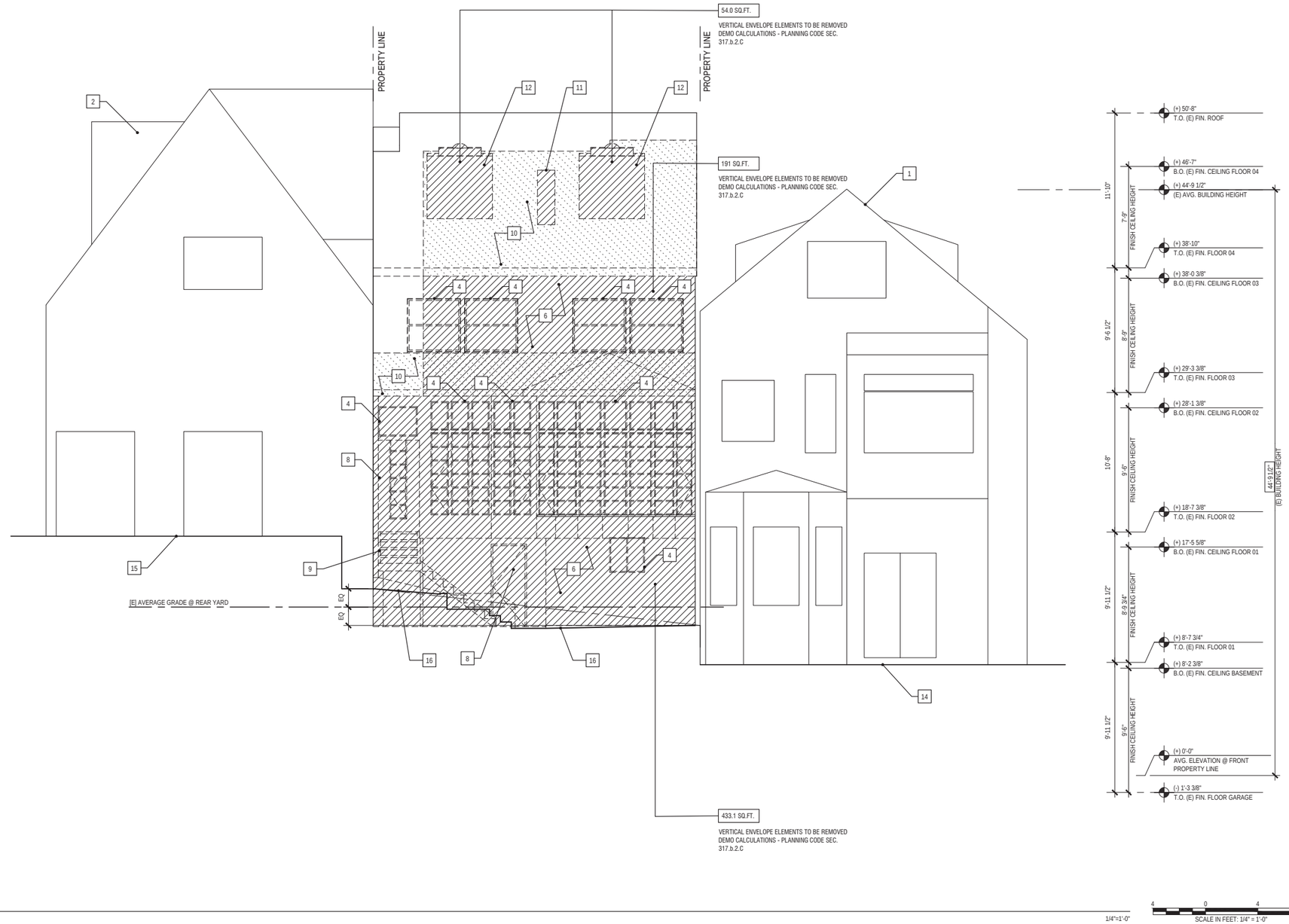
Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.2



1 EXISTING/DEMOLITION ELEVATION - SOUTH

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

☐ ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

2417 GREEN STREET

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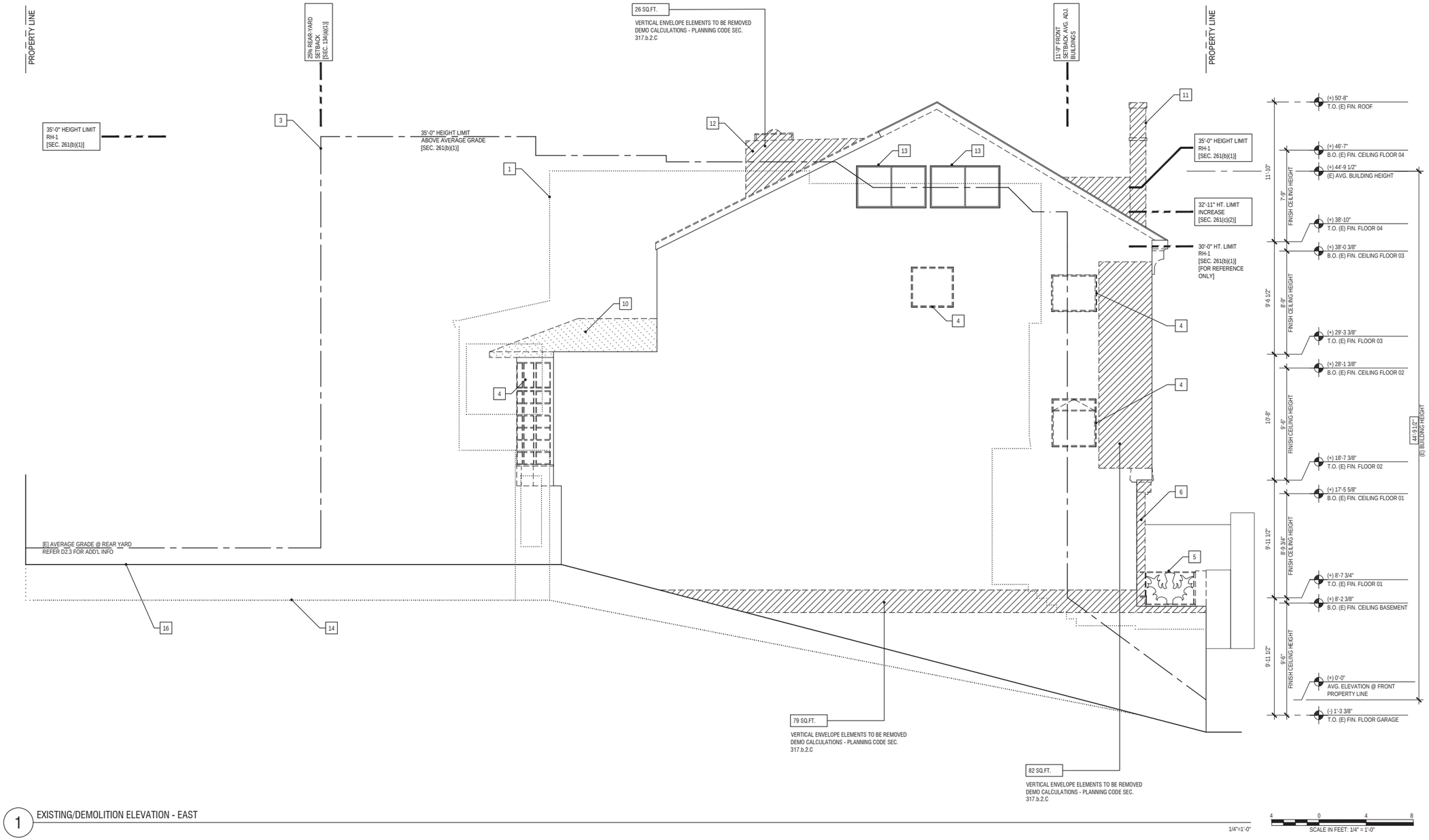
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.3



1 EXISTING/DEMOLITION ELEVATION - EAST

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE [E] WINDOW ASSEMBLY
5. REMOVE [E] GUARDRAIL
6. REMOVE [E] WALL ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
7. REMOVE [E] GARAGE DOOR
8. REMOVE [E] EXTERIOR DOOR
9. REMOVE [E] EXTERIOR STAIR
10. REMOVE [E] ROOF ASSEMBLY AS REQUIRED TO ACHIEVE [N] WORK
11. REMOVE [E] CHIMNEY
12. REMOVE [E] DORMER
13. [E] PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
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15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY
17. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.4

1 PROPOSED ELEVATION - NORTH [FRONT]

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR METAL FLAT BAR GUARD RAIL 42" A.F.F., W/ VERTICAL FLAT BAR PICKETS TO BE SPACED 3 ¾" O.C., TYP.
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.9 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 46" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 52" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. -NOT USED-
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
26. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP

FINISH LEGEND

WS-01	EXTERIOR WOOD SHINGLE, STAIN GRADE
STC-01	EXTERIOR STUCCO [PORTLAND CEMENT PLASTER]. COLOR TBD
WD-01	EXTERIOR WOOD PANEL, STAIN GRADE
WD-02	EXTERIOR WOOD WINDOW/CASING/TRIM, PAINT-GRADE
STC-02	HORIZONTAL TEXTURED STUCCO
MTL-01	EXTERIOR ALUMINUM PANEL. COLOR TBD
MTL-02	EXTERIOR STEEL, ELECTROGALVANIZED, POWDER COATED. COLOR TBD
RS-01	FIBER GLASS BASED SHINGLE ROOFING. COLOR TBD

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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Job No.	16112
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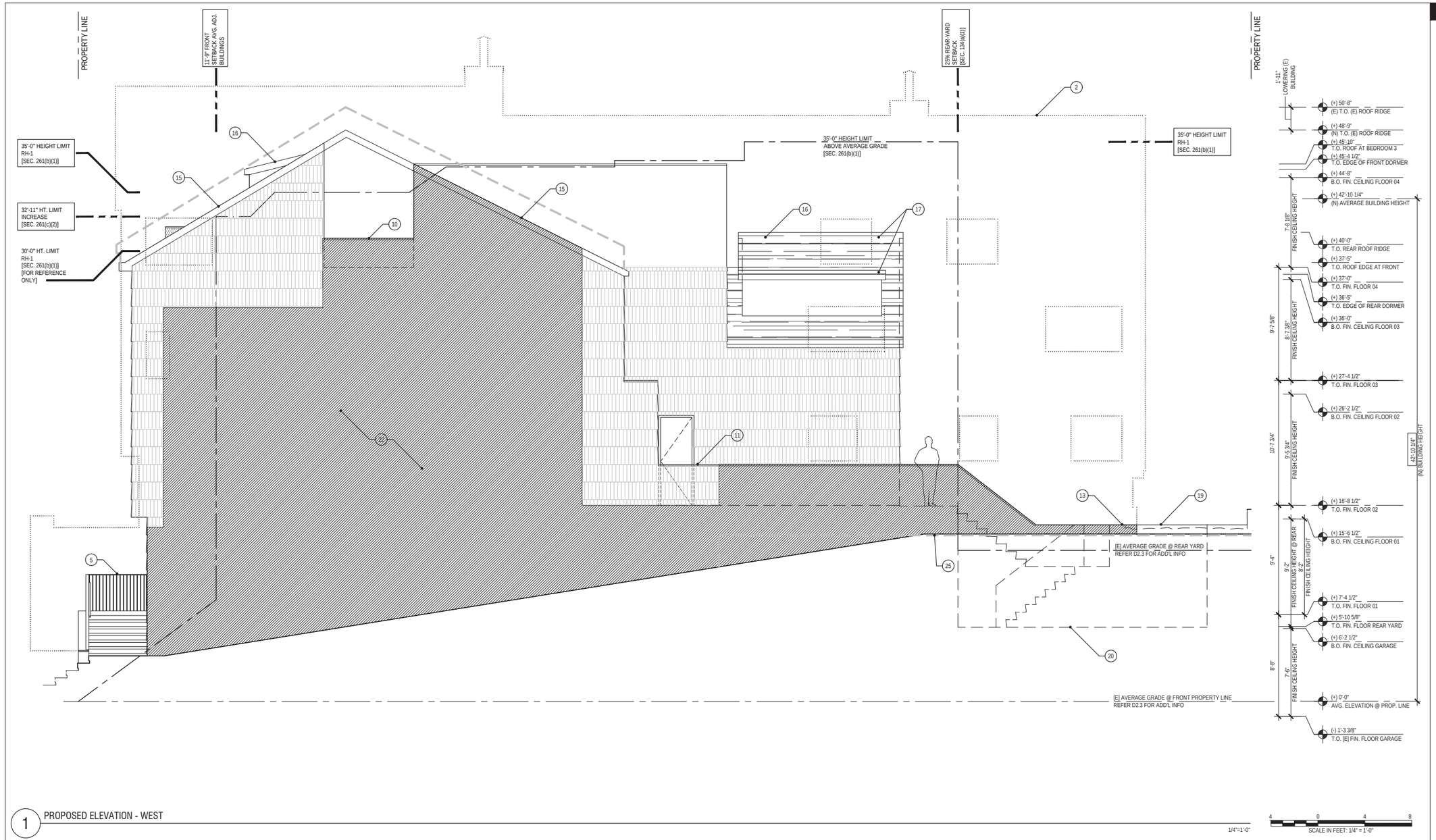
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.1



1 PROPOSED ELEVATION - WEST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR METAL FLAT BAR GUARD RAIL 42" A.F.F., W/ VERTICAL FLAT BAR PICKETS TO BE SPACED 3 3/4" O.C., TYP.
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.9 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 48" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 52" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. -NOT USED-
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
26. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP

2417 GREEN STREET

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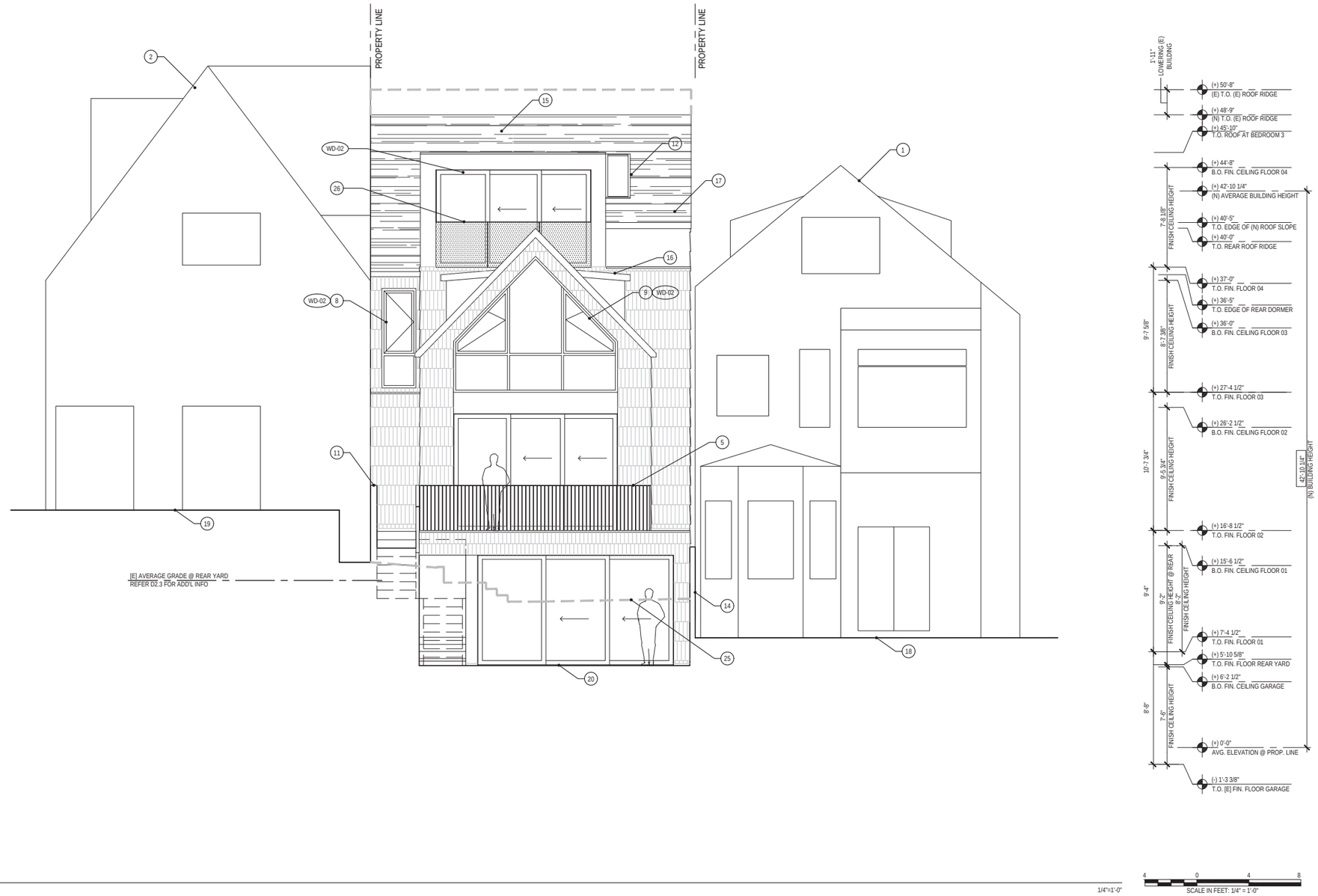
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.2



1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR METAL FLAT BAR GUARD RAIL 42" A.F.F., W/ VERTICAL FLAT BAR PICKETS TO BE SPACED 3 3/4" D.C., TYP.
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.9 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 46" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x .52" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. -NOT USED-
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
26. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP

FINISH LEGEND

REFER TO SHEET A2.1

2417 GREEN STREET

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SITE PERMIT/311 NOTIFICATION SET	04 20 17
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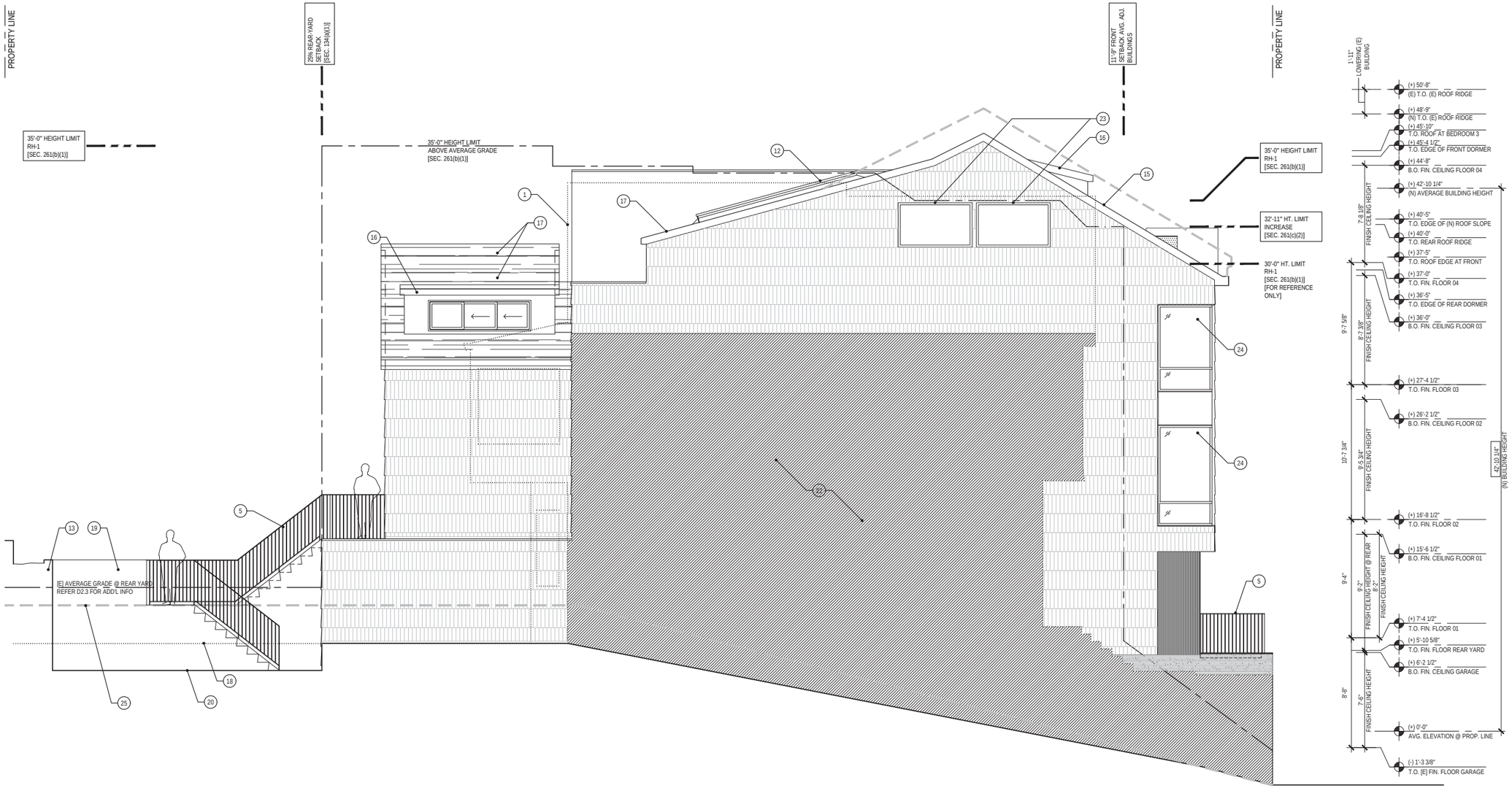
Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.3



1 PROPOSED ELEVATION - EAST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR METAL FLAT BAR GUARD RAIL 42" A.F.F., W/ VERTICAL FLAT BAR PICKETS TO BE SPACED 3 3/4" O.C., TYP.
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 8.9 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 48" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 52" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 48" [W] x 35" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. -NOT USED-
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
26. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP

2417 GREEN STREET

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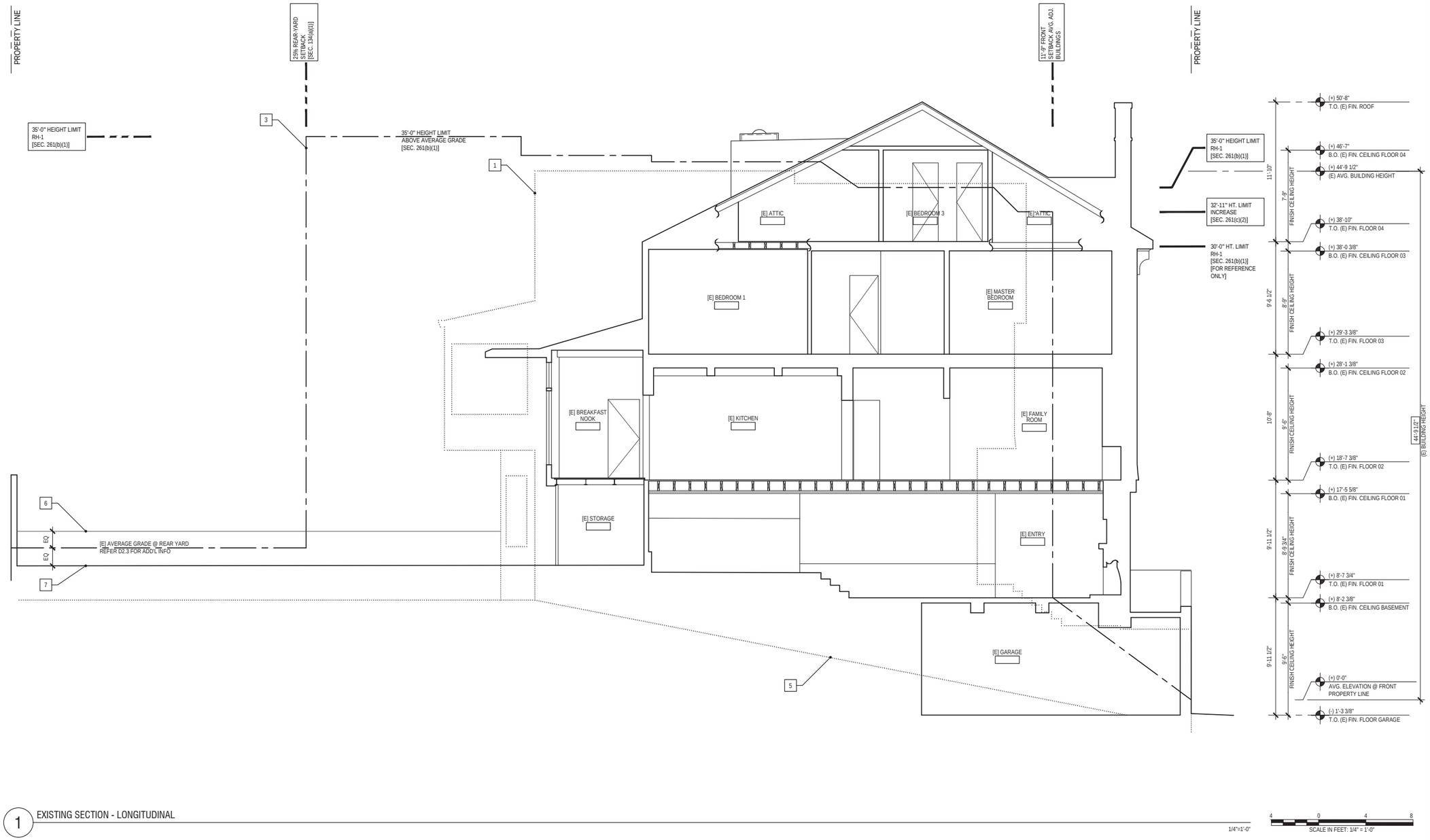
	SITE PERMIT/311 NOTIFICATION SET	04 20 17
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.4



1 EXISTING SECTION - LONGITUDINAL

1/4"=1'-0"

GENERAL SECTION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO
5. APPROXIMATE OUTLINE OF GRADE AT 2415 GREEN STREET, SHOWN FOR REFERENCE ONLY
6. APPROXIMATE ELEVATION OF GRADE AT 2421 GREEN STREET AT PROPERTY LINE
7. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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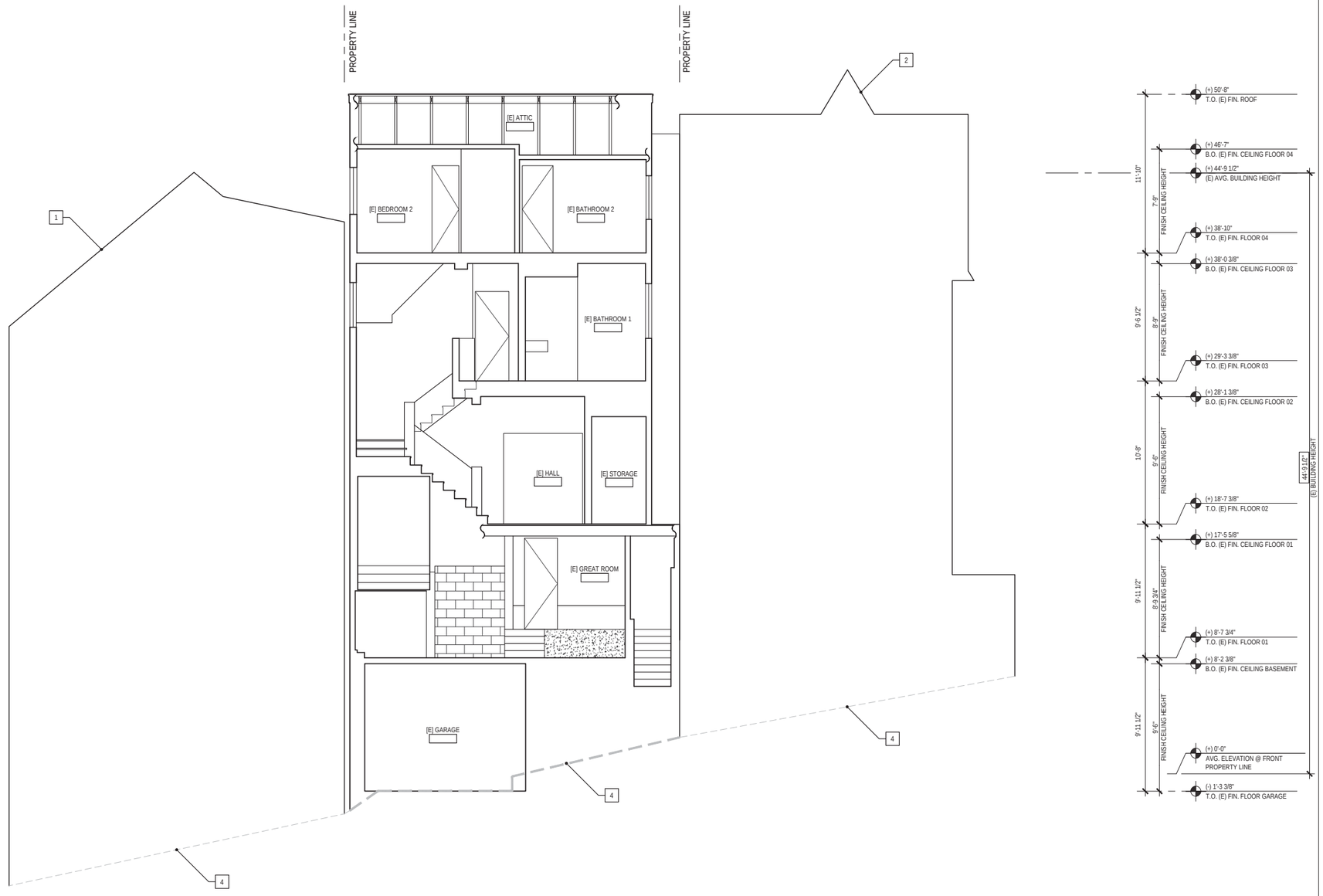
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

EXISTING SECTION

Sheet Number

D3.1



1 EXISTING CROSS SECTION

1/4"=1'-0"

GENERAL SECTION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO
5. APPROXIMATE OUTLINE OF GRADE AT 2415 GREEN STREET, SHOWN FOR REFERENCE ONLY
6. APPROXIMATE ELEVATION OF GRADE AT 2421 GREEN STREET AT PROPERTY LINE
7. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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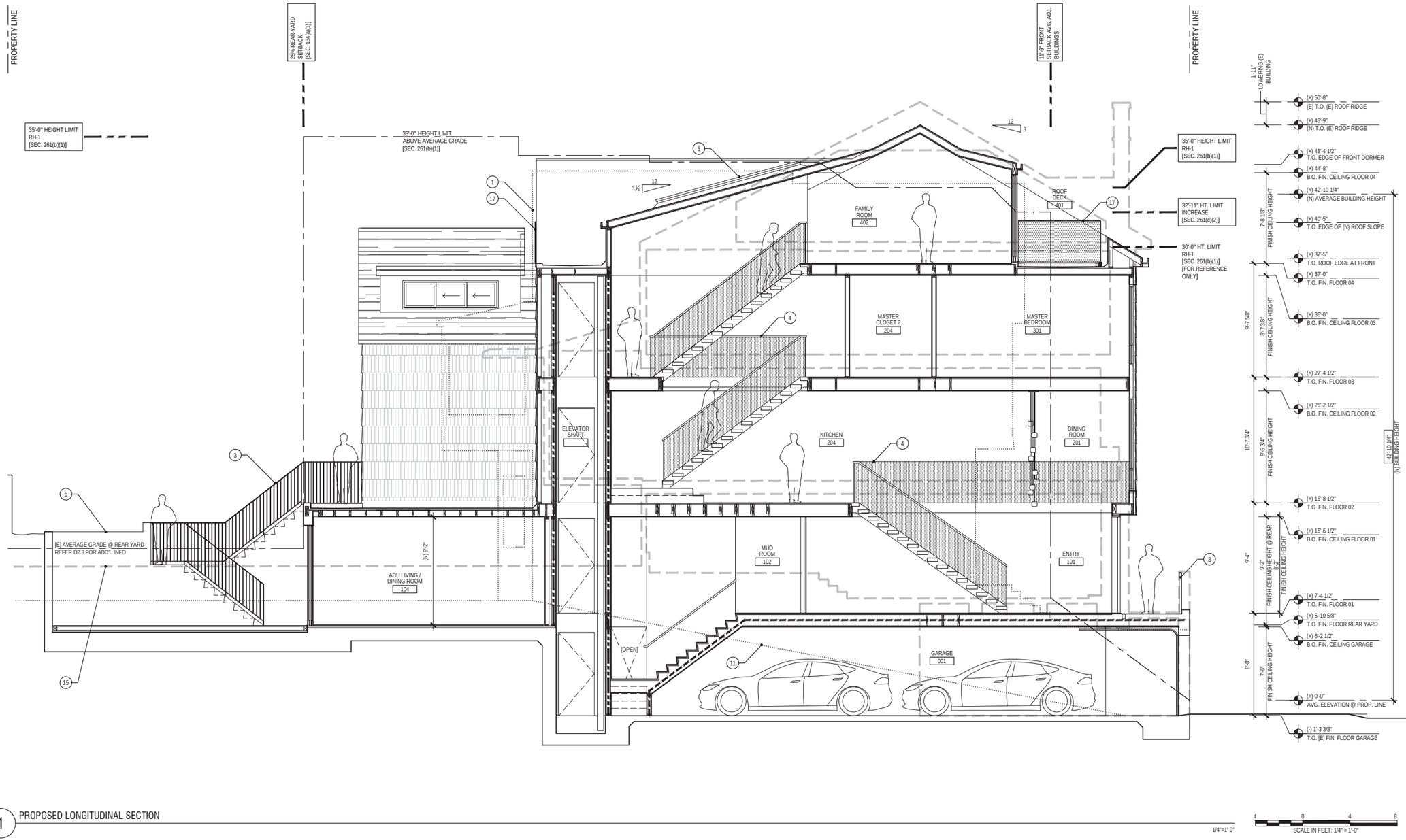
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

EXISTING SECTION

Sheet Number

D3.2



1 PROPOSED LONGITUDINAL SECTION

1/4"=1'-0"

GENERAL SECTIONS NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH, TYP, UNLESS OTHERWISE NOTED.

SECTION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 5, A2 SERIES
4. [N] INTERIOR GUARD RAIL 42" A.F.F.
5. [N] SKYLIGHT
6. [N] PLANTER
7. DASHED LINE INDICATES [E] T.O. ROOF RIDGE
8. [N] 1-HOUR PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY 42" A.F.F.
9. APPROXIMATE AVERAGE SLOPE OF ADJACENT GRADE @ FRONT PROPERTY LINE, FOR REFERENCE ONLY
10. APPROXIMATE ELEVATION OF ADJACENT GRADE @ REAR YARD, FOR REFERENCE ONLY
11. APPROXIMATE OUTLINE OF ADJACENT GRADE @ 2415 GREEN STREET, FOR REFERENCE ONLY
12. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET, FOR REFERENCE ONLY
13. DASHED LINE INDICATES GARAGE INTERIOR FINISHED FLOOR AND WALLS BEYOND
14. SLOPED CEILING UNDER STAIR. 1-HR FIRE-RESISTANCE RATED
15. OUTLINE OF GRADE AT [E] REAR YARD. SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADD'L INFO
16. OUTLINE OF [E] GRADE AT FRONT PROPERTY LINE. SHOWN FOR REFERENCE ONLY. REFER D2.1 FOR ADD'L INFO
17. [N] EXTERIOR GUARD RAIL, 42" A.F.F., SEE NOTE 26, A2 SERIES

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 SFPC SEC.261(b)(1), U.O.N.

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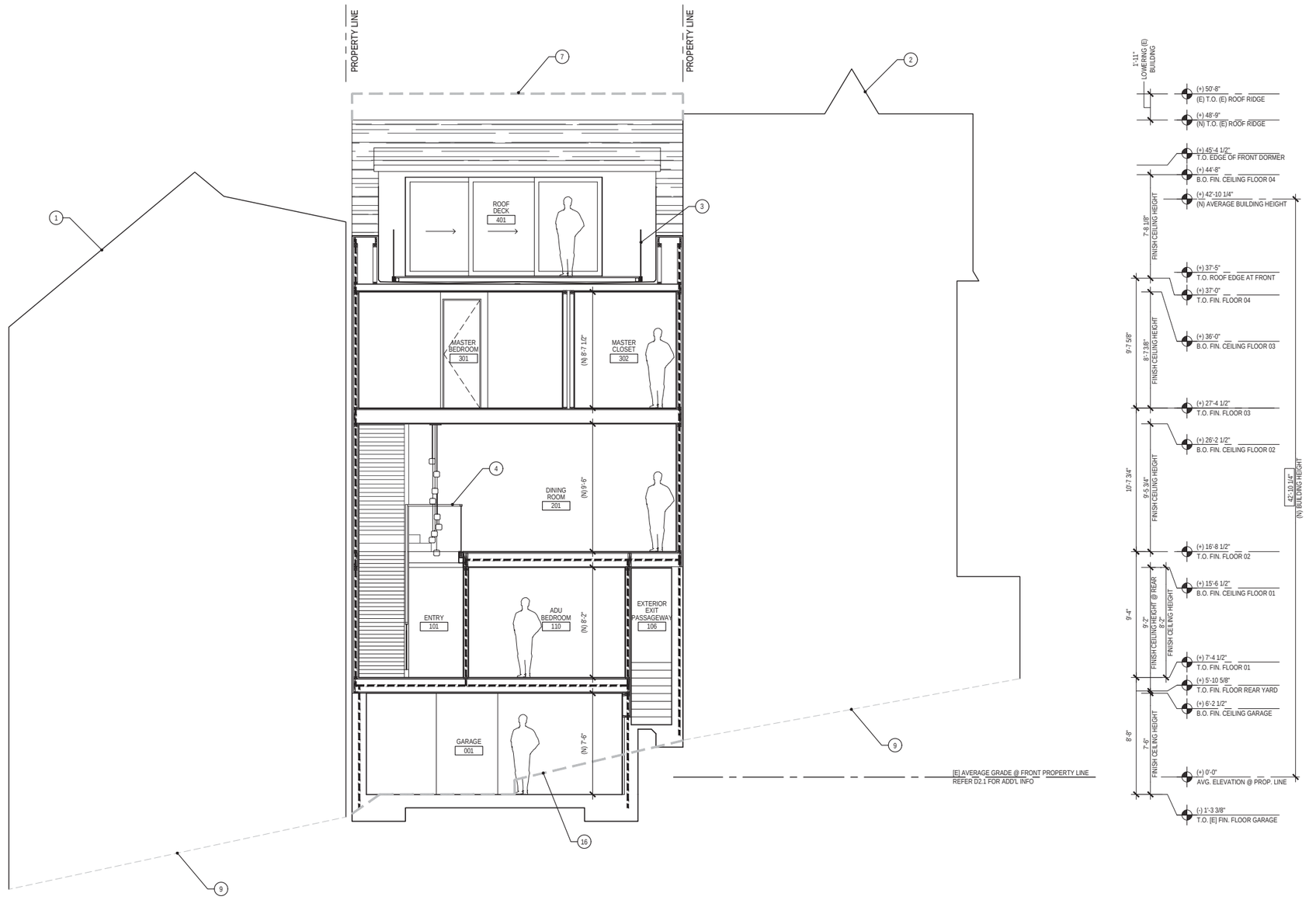
	SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED SECTION

Sheet Number

A3.1



1 PROPOSED CROSS SECTION

GENERAL SECTIONS NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
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SECTION SHEET NOTES

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2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

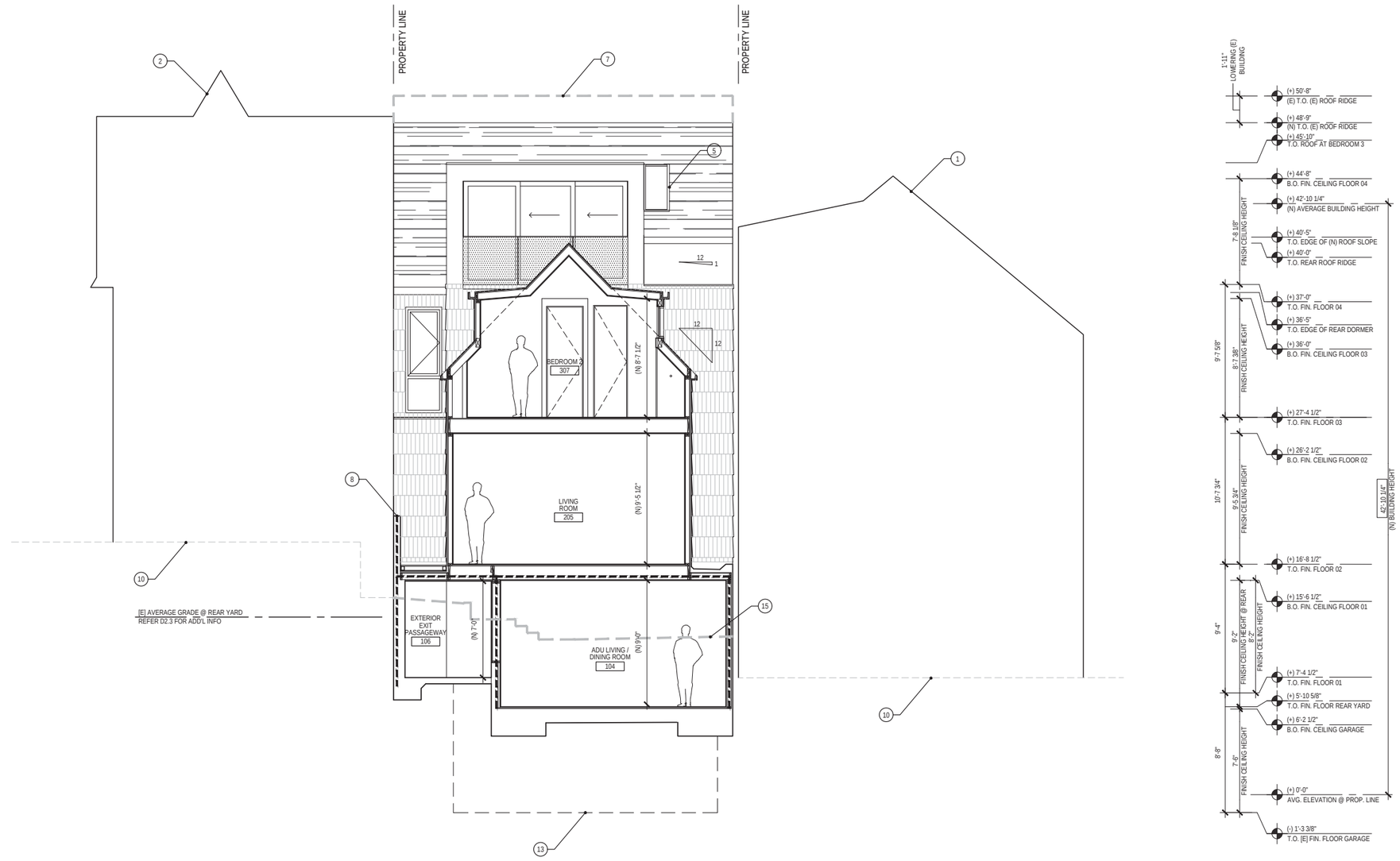
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 20 17
SITE PERMIT/311 REVISION SET	06 06 18

Drawing Title

PROPOSED SECTION

Sheet Number

A3.2



1 PROPOSED SECTION - TRANSVERSE

1/4"=1'-0"

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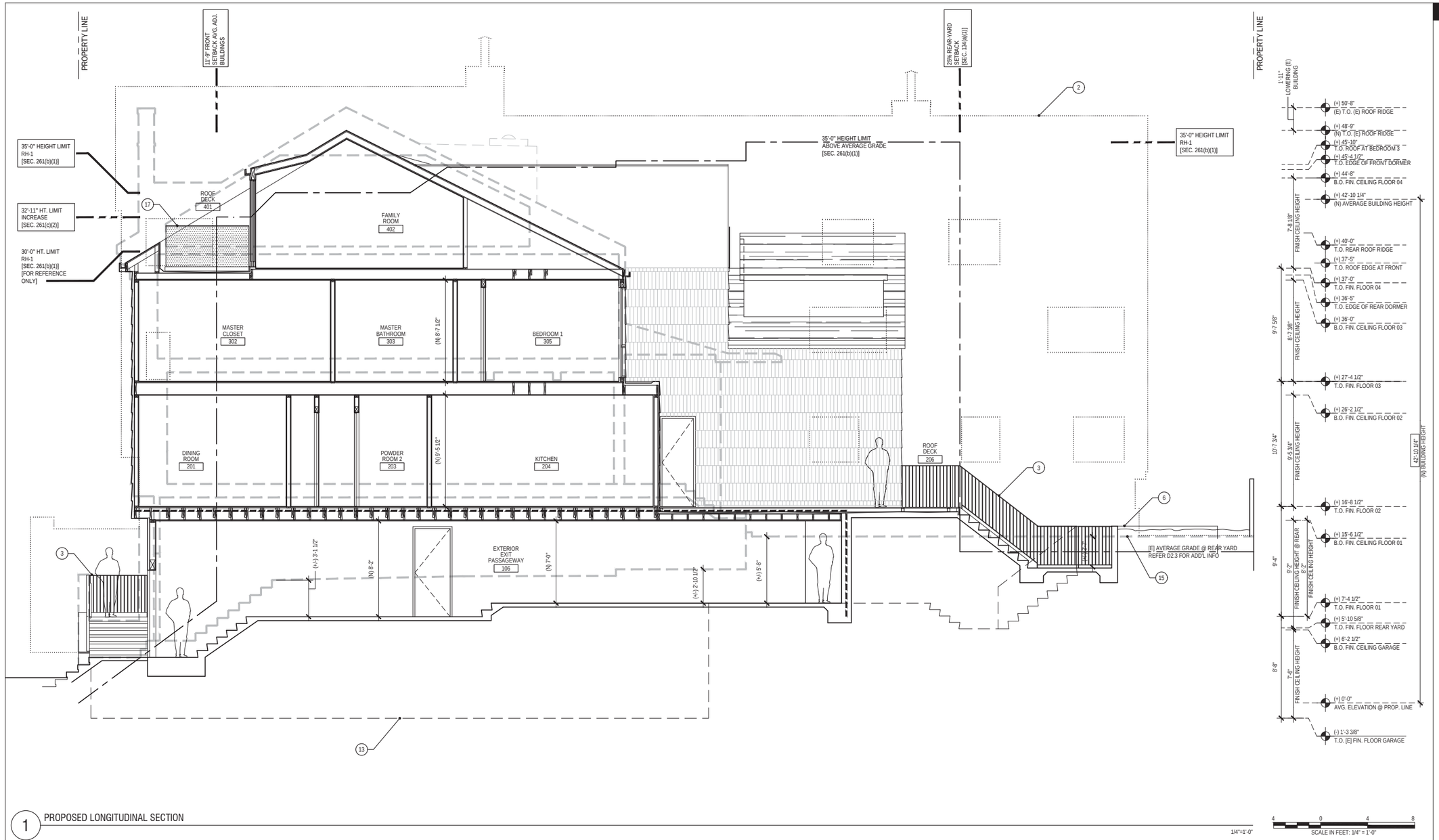
Drawing Title

PROPOSED SECTION

Sheet Number

A3.3



1 PROPOSED LONGITUDINAL SECTION

1/4"=1'-0"

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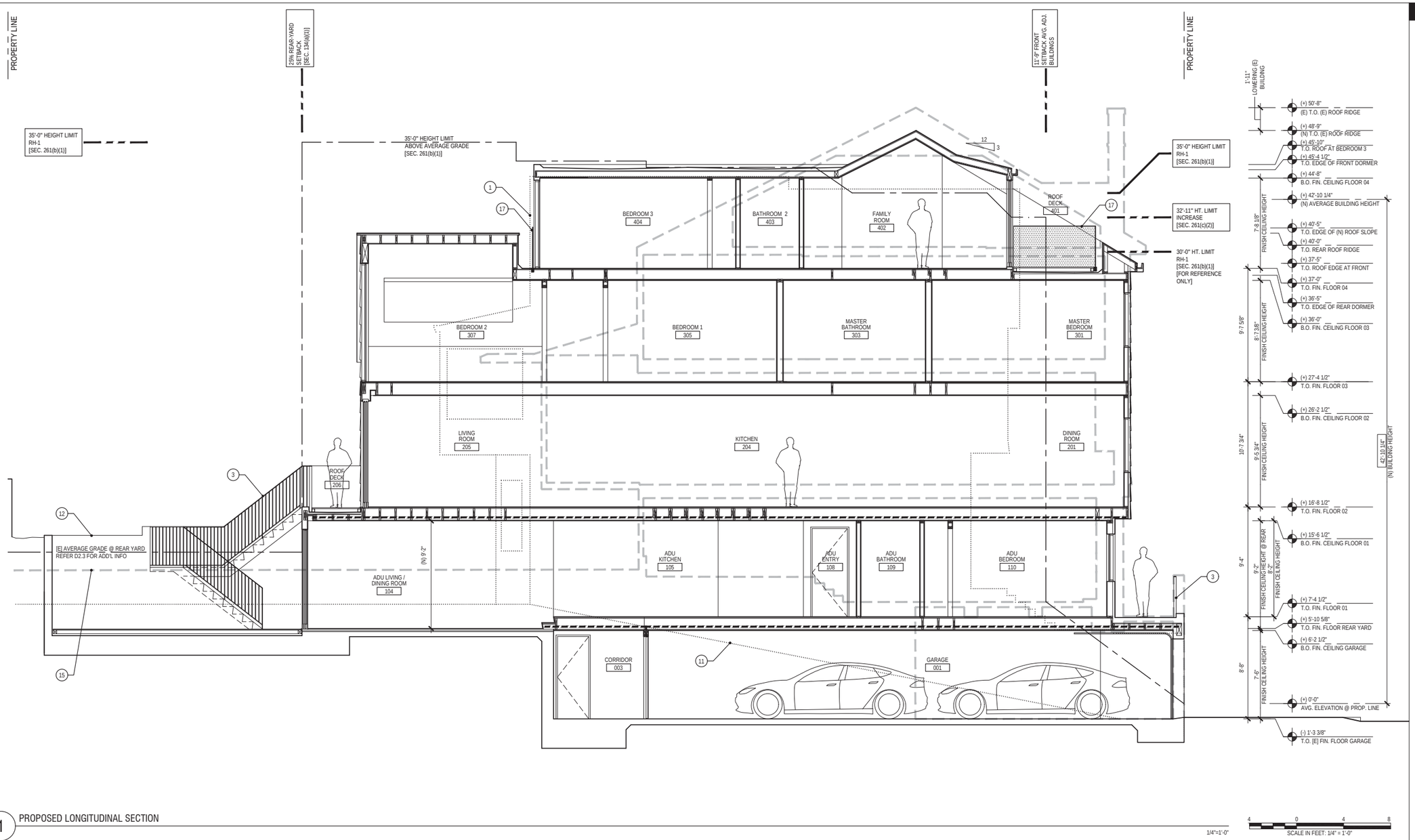

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Drawing Title

PROPOSED SECTION

Sheet Number

A3.5

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F 510.836.4205
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Oakland, Ca 94607
www.lozeaudrury.com
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BY EMAIL WITHOUT ATTACHMENTS AND
OVERNIGHT MAIL

September 24, 2018

President Rich Hillis and Honorable Commissioners
San Francisco Planning Commission
c/o Jonas P. Ionin, Commission Secretary
David Winslow, Principal Architect, Design Review
1660 Mission Street
Commissions.Secretary@sfgov.org; richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneyfong.com; milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org; dennis.richards@sfgov.org; david.winslow@sfgov.org

RE: Application for Discretionary Review for Permit Application No. 2017.04.28.5244 and 2017.10.02.0114 - 2417 Green Street

Dear President Rich Hillis and Honorable Commissioners:

By this letter, and attached application packet, Mr. Philip Kaufman (Applicant) hereby requests Discretionary Review ("DR") of the above-referenced permit application ("Project"). Mr. Kaufman resides at 2421 Green Street, contiguous and immediately uphill to the proposed Project. As shown below, the Commission must grant Discretionary Review because the Project presents both exceptional and extraordinary circumstances that would negatively impact Mr. Kaufman's property, a recognized historic resource, and that particular block of Green Street in general. In addition, review of the Project is required under the California Environmental Quality Act ("CEQA"), Public Resources Code §21000, et seq.

I. REQUEST FOR CONTINUANCE

As a threshold issue, we request that the Planning Commission continue this matter for at least two reasons: (1) there is an outstanding Notice of Complaint and (2) review under the California Environmental Quality Act ("CEQA") has been deemed necessary by that Board of Supervisors, but staff has refused to conduct any CEQA

review. Until these issues are resolved, the Planning Commission should not consider the Project.

A. Permit Violations.

First, there is an outstanding Notice of Complaint ("NOC") issued by the Planning Department on August 3, 2018 for "unpermitted construction, alteration, and/or addition work at the subject property." (Exhibit A). As of the date of this letter, unpermitted work appears to be ongoing at the Project site in violation of the NOC, and beyond the scope of any permits. The Planning Commission should not allow a Project to proceed in any manner while there are existing and ongoing permit violations.

The developer of 2417 Green Street ("Developer") has a history of permit violations leading to at least four formal notices of violation (NOVs) and a notice of complaint (NOC). On December 10, 2017, the developer removed a highly visible exterior chimney from the existing home at 2417 Green. On December 12, 2017, the Department of Building Inspection (DBI) issued a formal NOV, citing the developer for engaging in "WORK WITHOUT PERMIT" and "WORK BEYOND SCOPE OF PERMIT." Undeterred, the very next day, on December 13, 2017, the developer unlawfully removed a second exterior chimney at the rear of the house – leaving two gaping holes in the roof of the property. Then, on Saturday, December 16, 2017, the developer conducted demolition activities in the foundation of the property, which was unlawful due to the pending CEQA appeal, which challenges the permit allowing foundation work. DBI sent an emergency inspector to stop work that day, then DBI issued a formal NOV ordering the developer to "STOP ALL WORK" pending the resolution of the earlier CEQA appeal. On January 8, 2018, the City issued a Notice of Violation directing the developer to repair illegal holes made in the roof of the property. On January 9, 2018, the City issued a Notice of Violation Final Warning due to the developer's failure to repair the unlawful damage to the home. Finally, on April 13, 2018, the City Department of Building Inspection, Code Enforcement Division issued a notice of Order of Abatement that the building is UNSAFE and/or a PUBLIC NUISANCE" due to failure to remedy violations. On August 3, 2018, the Planning Department issued a Notice of Complaint regarding "unpermitted construction, alteration, and/or addition work at the subject property." This unpermitted construction appears to be ongoing. (Exhibit B).

There appears to be unpermitted work occurring at the Project site at the time of this writing. As of September 20, 2018, the Developer was delivering rebar, lumber, PVC pipes and other materials that appear to be for construction of the Project that has yet to receive final approvals from the City. It appears that none of this work has been permitted.

The Developer is a serial scofflaw. These types of ongoing and repeated permit violations should not be rewarded by the City. No hearing should proceed unless and until all permit violations are remedied.

B. CEQA Review Is Required Prior to Project Consideration.

The Planning Commission should not consider this matter until an environmental review document is prepared under the California Environmental Quality Act ("CEQA"). On January 9, 2018, the San Francisco Board of Supervisors voted unanimously **"reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review."**[1] On February 6, 2018, after considering expert evidence and public testimony, the Board of Supervisors voted 11-0, finding that the proposed project "presents unusual circumstances relating to historic resources and hazardous materials and it appears as a result of those circumstances the **project may have a significant effect on the environment** … **therefore the project is not categorically exempt from CEQA.**"[2]

Shockingly, the City's Planning Department staff has elected to ignore the unanimous decision of the Board of Supervisors, and on June 22, 2018, issued yet another CEQA categorical exemption for a slightly revised, but even larger project at 2417 Green Street. (Exhibit C). Apparently, City staff is unaware that under CEQA, the Board of Supervisors is the "ultimate decision-making" authority for the City and County of San Francisco.[3] City staff is not free to blithely disregard unanimous decisions of the Board.

Oddly, this is not the first time that City staff has attempted to make an end-run around the Board of Supervisors. After the Board voted unanimously on January 9, 2018 to reverse the CEQA Categorical Exemption for the 2417 Green Street project, City staff submitted written findings to the Board that would have allowed city staff simply to "undertake further analysis of whether the Project will cause a substantial adverse change in the historic significance of 2421 Greet Street," and possibly issue yet another Categorical Exemption. The Board of Supervisors rejected this approach and took it upon itself to completely rewrite the staff-drafted resolution. The Board specifically deleted the staff language, and instead held definitively that "there is substantial evidence in the record before the board that the Project proposed at 2417 Green Street presents unusual circumstances relating to historic resources and hazardous materials and it appears as a result of those circumstances that the project may have a significant effect on the environment and the Project is therefore not

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[1] Motion No M18-012, File No. 180123 (amended by Board Feb. 6, 2018). (Exhibit C)
[2] Motion M18-012, pp. 3-4 (amended February 6, 2018). (Exhibit C)
[3] See, *Kleist v. City of Glendale* (1976) 56 Cal.App.3d 770, 779, and CEQA Guidelines sections 15025(b); 15075.

categorically exempt from CEQA review."[4] This legislative history makes clear that the Board of Supervisors unequivocal intent was that the project proposed at 2417 Green Street may not be categorically exempted from CEQA review.[5] The Board expressly rejected the staff attempt to allow the developer to simply have a "second bite at the apple."

The Board rejected the first categorical exemption on two grounds: (1) potentially significant impacts on historical resources and hazardous materials; and (2) significant impacts to historic resources – namely the fact that the proposed project at 2417 Green Street will adversely impact the historic qualities of the adjacent "Coxhead House" located at 2421 Green Street.[6]

The Board of Supervisor's determination on this question itself creates a "fair argument" establishing the need for a CEQA document. Since the Board of Supervisors has determined that "the project may impair the significance of an historical resource," the staff may not now "unring the bell." The court in the case of *Stanislaus Audobon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4 th 144 rejected a county's argument that a revised initial study prepared by the county which contradicted the findings of the first initial study had not "relegated the first initial study to oblivion." *Id*. at 154. The court stated, "We analogize such an untenable position to the unringing of a bell. The first initial study is part of the record. The fact that a revised initial study was later prepared does not make the first initial study any less a record entry nor does it diminish its significance." (*Id*. at 154) The City cannot conclude that a project may have significant impacts and then, when such admission is no longer convenient, simply change its conclusion to better suit its needs. The Board of Supervisors conclusions themselves create a "fair argument" that the Project may have significant impacts, despite other evidence to the contrary, including the Second Categorical Exemption. See, *Id*.; *Gentry v. Murietta* (1995) 36 Cal.App.4th 1359 (petitioner may rely on statements made in initial study to establish fair argument, even in the face of contradictory evidence).

The historical resource analysis in the second categorical exemption is no better than the first, albeit the Planning Department did acknowledge the Coxhead House as a historical resource.[7] Still, it relies on the same deficient paperwork provided by a private developer to contend the project would not affect the Coxhead House. But in the second exemption, the Planning Department ignored the extensive factual record developed by three different experts in opposition to the first exemption. More importantly, staff

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[4] Motion M18-012, pp. 3-4 (amended February 6, 2018). (Exhibit C)
[5] See, San Francisco Board of Supervisors Minutes for Item 180123 (Feb. 6, 2018), Motion No. M18-012. (Exhibit D)
[6] Id. at p. 3.
[7] Id. at p. 4.

ignored the express unanimous finding by the Board of Supervisors that the proposed Project would adversely affect the historic Coxhead House.

The problems seem to stem from the Planning Department's failure to understand that this case is not simply a dispute between a private developer and a disgruntled neighbor. The truth is, Mr. Kaufman has an obligation to fiercely protect the Coxhead House for future generations. His is not the first family to enjoy this architectural marvel; and on his watch, Mr. Kaufman must ensure his will not be the last. Cognizant of the obligations placed on private citizens, State and San Francisco law deem the protection of historical resources, even those in private hands, as directly within the public interest.

The developer has also failed to resolve the potential soil contamination issue. The fact of the matter is that the property is on the City's own Maher Map of potentially contaminated sites. As such, soil sampling and a remediation plan is required to ensure that the public is safeguarded from potential contamination. Rather than comply with the Maher Ordinance, it appears that the developer took two samples from under the garage portion of the home. However, the garage area was renovated and expanded by the immediately previous owner, during his tenure over the past approximately thirty years. In other words, this is precisely the area where the developer would expect the soil to be clean. From the City's Maher Map, it appears that potential areas of contamination encompass the entire lot, including the rear yard, which would be excavated as part of the Project. Yet, no samples were taken from these areas. This is oddly reminiscent of the scandal rocking the City in Hunters Point, where consultants purposefully took soil samples from areas known to be clean. The project must fully comply with the Maher Ordinance rather than rely upon two soil samples taken from a single area known to be clean.

Until the City prepares a CEQA document (not a CEQA exemption), in compliance with the unanimous decision of the Board of Supervisors, the Planning Commission should not consider this matter at all.

II. DISCRETIONARY REVIEW

If the Planning Commission decides to proceed with the discretionary review proceeding despite the above issues, we provide the following analysis. A request for Discretionary Review requires the Applicant to address three central questions supported by factual evidence.[8] Mr. Kaufman provides fact-based answers to those questions below. In addition, Mr. Kaufman also raises other legal grounds in support of Discretionary Review such as violations of the California Environmental Quality Act ("CEQA"), California Civil Code § 832, San Francisco Building Code § 3307, San

[8] DR Application at p. 9.

Francisco's Maher Ordinance and San Francisco's Historic Resource Preservation Ordinance and the Cow Hollow Neighborhood Design Guidelines.

III. Factual Background

On October 15, 2016, the City received an "application for environmental evaluation" for construction at 2417 Green Street. The application described the Project as "the remodel, alterations and horizontal addition to an existing 4-story over basement single-family residence and includes:

1. Expansion of garage in basement level,
2. 1st, 2nd, and 3rd story horizonal rear yard addition,
3. Alterations to front façade,
4. Excavation and full foundation replacement,
5. Lowering building,
6. Interior remodel throughout."[9]

On May 16, 2017, the City issued a categorical exemption from all CEQA review. The CEQA exemption described the Project as "Alterations to an existing four-story-over-basement single-family residence with one vehicle parking space. Excavate to add two vehicle parking spaces. Three-story rear addition. Facade alterations and foundation replacement. Lower existing building."[10] The categorical exemption acknowledged the Project could present potentially significant impacts concerning hazardous materials, archeological resources, steep slope and historical resources.[11] Despite clear evidence of environmental impacts in need of investigation and proposed mitigation and project alternatives, the City declared "no further environmental review is required."[12] The Board of Supervisors reversed the staff decision and determined that "**the project is not categorically exempt from CEQA.**"[13]

In June 2018, the Developer submitted applications for a very different Project. The new Project contains two living units rather than one, and appears to be larger than the prior Project. The Planning Department has issued a second CEQA exemption for the Project, ignoring the Board of Supervisor's decision that the Project may not be exempted from CEQA review. According to the second CEQA exemption: "The project would lower all floor plates by approximately 2 feet, construct one- and three-story horizontal rear additions, and construct third and fourth floor vertical additions above the existing single-family dwelling. The floor area would increase from approximately 4,118 square feet to approximately 5,115 square feet and would include a one-bedroom

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[9] *See* Site Permit, 311 Notification Set at p. 1 (April 28, 2017).
[10] Cat Ex, at p.1.
[11] Id., at p. 2.
[12] Id., at p.4.
[13] Motion M18-012, pp. 3-4 (amended February 6, 2018) (Ex. C).

accessory dwelling unit measuring approximately 1,023 square feet on the first floor. The project also proposes the partial excavation of the rear yard for a sunken terrace, façade alternations, and interior modifications, including the expansion of the existing basement level garage to accommodate an additional vehicle. Finally, "the property is on an approximately 24 percent slope," and would require "excavation of approximately 408 cubic yards of soil and rock to a depth of 13 feet below grade."

Despite these significant changes, there has been no 311 Notice or community meetings for the new Project, and staff is treating the Project as a continuation of the prior proposal. Also, despite repeated requests, the Developer has not provided any current structural engineering design drawings consistent with and supporting the new architectural design along with any land surveys and current geotechnical reports, all of which are necessary for a proper review of the new architectural drawings. Obviously, no meaningful hearing can be held unless the interested parties can review and analyze the proposed Project's design drawings.

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IV. The Commission Must Grant this Request for Discretionary Review and Order Additional Analysis under CEQA

A. The Project presents exceptional and extraordinary circumstances and cannot be exempted from CEQA

As a preliminary and overarching matter, the Board of Supervisors has twice ruled that t"he **project may have a significant effect on the environment** … **therefore the project is not categorically exempt from CEQA.**"[14] This should be the end of the matter since the Board of Supervisors is the City's ultimate decision-making body.

All available evidence shows this Project is not eligible for a categorical exemption under CEQA. Categorical exemptions are allowed for certain classes of activities that can be shown not to have significant effects on the environment.[15] Public agencies utilizing CEQA exemptions must support their determination that a particular project is exempt with substantial evidence that support each element of the invoked exemption.[16] A court will reverse an agency's use of an exemption if the court finds evidence a project may have an adverse impact on the environment.[17]

Because CEQA must be interpreted "to afford the fullest possible protection to the environment within the reasonable scope of the statutory language," it is axiomatic that

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[14] Motion M18-012, pp. 3-4 (amended February 6, 2018). (Exhibit C)
[15] CEQA § 21084(a).
[16] CEQA § 21168.5.
[17] *Dunn Edwards Corp. v. Bay Area Air Quality Management Dist.* (1992) 9 Cal.App.4th 644, 656.

categorical exemptions are construed narrowly.[18] Public agencies utilizing CEQA exemptions must support their determination that a particular project is exempt with substantial evidence that supports each element of the exemption.[19] A court will reverse an agency's use of an exemption if the court finds evidence a project *may* have an adverse impact on the environment.[20] Evidence that provides a "fair argument" of "significant environmental impact" triggers the need for the agency to prepare an environmental impact report."[21] Relevant here is the rule that "an agency's obligation to produce substantial evidence supporting its exemption decision is all the more important where the record shows, as it does here, that opponents of the project have raised arguments regarding possible significant environmental impacts."[22] Put differently, expert testimony that the project may have a significant impact, even if contradicted, gives rise to the need for an EIR.[23]

B. The Planning Department's Second Unlawful CEQA Determination

The Planning Department has refused to conduct a legally defensible CEQA process for this project. As shown above, the statute is clear that once a lead agency engages in back and forth with the public over "the *possibility* of a significant effect, and not a determination of an actual effect," then a CEQA document is required.[24] Here, the Board of Supervisors held a hearing and considered, among other expert evidence, a professional evaluation by geotechnical engineer Dr. Lawrence Karp.[25] The Board found that the Karp Report contained abundant evidence showing the project "may result in one or more substantial adverse changes in the significance of the neighboring historic resource located at 2421 Green Street."[26]

The Planning Commission may be familiar with Dr. Karp, who was featured prominently on the CBS News program *60 Minutes* warning the City of the poor design that lead to the sinking Millennium Tower. Dr. Karp has been warning the City that the Proposed Project at 2417 Green Street threatens to undermine the tall brick foundation of the Coxhead House at 2421 Green Street. Once again, Dr. Karp's "Kassandra-calls" appear to be falling on the deaf ears of the Planning Department staff.

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[18] *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 966.
[19] CEQA § 21168.5.
[20] *Dunn Edwards Corp. v. Bay Area Air Quality Management Dist.* (1992) 9 Cal.App.4th 644, 656.
[21] *Laurel Heights Improvement Assoc. v. Regents of University of California* (1993) 6 Cal.4th 1112, 1123.
[22] *Muzzy Ranch Co. v. Solano County Airport Land Use Com'n* (2007) 41 Cal.4th 372, 386.
[23] *City of Livermore v. LAFCO* (1986) 184 Cal.App.3d 531, 540.
[24] *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1200.
[25] Appeal of Improper CEQA Categorical Exemption, 2417 Green Street, San Francisco, Imminent Foundation & Sidewall Damages to the Unique Historical Resource at 2421 Green Street: Environmental Impact Report Required (January 9, 2019). (Exhibit E).
[26] Motion No. M18-012. (Exhibit C)

Dr. Karp's expert testimony on the project's grave risk to the Coxhead House's "historical brick wythe foundation" is a prime example of the detailed findings and recommendations contained in his report.[27] Dr. Karp noted that none of the developer's application papers addressed protecting this original and unreinforced brick foundation.[28] According to Dr. Karp, "tall brick foundations on property lines across steep slopes are unstable and very difficult to underpin which means extensive shoring, removing the brick, and replacing the brick with reinforced concrete."[29] In Dr. Karp's expert opinion, "this could trigger code requirements for complete seismic and energy retrofit of the building. This would destroy the valuable original construction of historical 2421 Green even before blocking the east wall of 2421 Green."[30] The Planning Department's first exemption determination was completely silent on the Coxhead House's unreinforced brick foundation; and, astonishingly, the second exemption also omitted any reference to this central feature of the Coxhead House. The second exemption therefore just repeated the phrase, "no possibility" of an impact on the historic Coxhead House; but in doing so, concealed substantial evidence already in the record showing just the opposite – significant impacts on the Coxhead House.

Setting aside all of the other evidence for a moment, this issue alone triggered the requirement for the Planning Department to prepare a CEQA document for public review and comment. "Where the local agency has failed to undertake an adequate initial study, the agency should not be allowed to hide behind its own failure to gather [and disclose] relevant data." [31] "CEQA places the burden of environmental investigation on government not the public."[32] The Planning Department was presented with copious evidence of numerous environmental impacts on the Coxhead House but simply suppressed all of those facts, choosing instead to prepare a second CEQA exemption based on the same developer-prepared, deficient analysis as the first exemption.

The Planning Department actively and deliberately omitted the following expert reports prepared in response to the first exemption showing numerous potentially significant impacts:

a. Report of Dr. Lawrence Karp, Geotechnical Engineer, concluding that the proposed project at 2417 Green Street will adversely affect the historical Coxhead house at 2421 Green Street by blocking light, air and views, and by jeopardizing the tall brick foundation. (Exhibit E)

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[27] Dr. Karp report at p. 1. (Exhibit E)
[28] Id. at p. 3-4 ("excavating in dune sand under brick building foundations constructed on a steep slope 125 years ago is, to say the least, problematic."
[29] Id at p. 6.
[30] Id.
[31] *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 309.
[32] Id.

b. Report from Architect Carol Karp, A.I.A., concluding that the proposed project at 2417 Green Street will adversely affect the historical significance of the Coxhead House at 2421 Green Street by blocking light, air, views, and also by removing sub-adjacent support due to excavation. (Exhibit F)

c. Report from Urban Planner Deborah Holley, AICP, explaining that the proposed project at 2417 Green Street is inconsistent with the Cow Hollow Neighborhood Design Guidelines and the San Francisco Zoning Code. (Exhibit G)

d. Report from Certified Hydrogeologist, Matthew Hagemann, C. Hg, stating that the parcel is on the City's Maher Map of potentially contaminated sites, and that a remediation plan is required to ensure safe testing and removal of any contaminated soil. (Exhibit H).

Again, the Planning Department did not review then rebut these expert reports. Instead, the Planning Department simply failed to acknowledge their existence at all in gross violation of the Board's resolutions and CEQA itself.

In fact, as further described below, Dr. Karp's report was replete with expert evidence showing the numerous errors and omissions in the Planning Department's first CEQA exemption that relied on inaccurate, deceptive and/or fabricated reports from the developer.[33]

C. The Project May Cause Significant Impacts on a Historical Resource

In CEQA section 21084.1, the California legislature prohibits the use of a CEQA exemption for projects that **may** cause a substantial adverse change in the significance of a historical resource.[34] Notably, the City's Categorical Exemption fails even to mention CEQA section 21084.1. The Planning Department finally accepts that the Coxhead House and the Casebolt House at 2727 Green Street are historical resources.[35] And this Board found that "the project may impair the significance of an historical resource by causing impacts to its immediate surroundings"[36] Thus, under CEQA section 21084.1, staff may not exempt the proposed Project from CEQA review. Despite all of this, the Planning Department prepared no new analysis on impacts to either historical resource to support its second exemption.

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[33] *See* Karp Report at pp. 7-10. (Exhibit E)
[34] CEQA § 21084.1, CEQA Guidelines 15300.2(f). The use of the term "may" demonstrates that the "fair argument" test applies to this statute.
[35] Second exemption at p. 4.
[36] Motion No. M18-012 at p. 3. (Exhibit C)

1. Historical Significance of the Coxhead House.

Mr. Kaufman's property is an historic resource. The California Office of Historic Preservation deemed the Coxhead House "clearly eligible" for the National Park Service's Register of Historic Places.[37] Properties deemed eligible for listing on the national historic registry of historic places, like the Coxhead House, are protected under CEQA. An historical resource is a resource listed in, **or determined to be eligible for listing** in, the California Register of Historical Resources.[38] CEQA section 21084.1 provides that if a project **may** cause a substantial adverse change in the significance of a historical resource, that project **shall not be exempted** from the statute.[39]

Mr. Kaufman's house was designed and built by renowned California architect Ernest Albert Coxhead in 1893 as his personal residence.[40] Mr. Coxhead lived in the residence with his family while he practiced architecture in San Francisco. The house is considered one of the earliest and finest remaining examples of Late Victorian Shingle Style, and architecture of the First Bay Area Tradition. The Coxhead House is architecturally unchanged since the original construction date save for a very few necessary interior modernizations.

The site and setting of the house was elaborately described in a 1986 book, *On The Edge Of The World*, by Richard Longworth, as an important example of architectural adaptation for building on a difficult site. The property has been written about in many other notable books and scholarly works for decades. The definitive architecture book on Shingle Styles that covers "the nation's finest examples of shingle architecture" features "Ernest Coxhead's House" (built for himself and his family at 2421 Green). Other world-famous houses featured include Theodore Roosevelt's Sagamore Hill, Hotel del Coronado, Greene & Greene's Gamble House in Pasadena, etc. Our nation's most outstanding architects are represented (Bernard Maybeck, Julia Morgan, etc.); but only two architects have entries in this book for their own residences: Ernest Coxhead and Frank Lloyd Wright.

The house is one of the few Coxhead nineteenth century buildings to survive the devastating 1906 earthquake and fires. The house's shingled architectural details greatly influenced the work of later renowned Bay Area architects including Julia Morgan and Bernard Maybeck.[41] The house is a San Francisco treasure.

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[37] Letter from Office of Historic Preservation, at p. 1 (September 13, 2017). (Exhibit I).
[38] San Francisco Preservation Bulletin No. 16 (2004) (Exhibit J); CEQA §21084(e); CEQA Guidelines §15300.2(f); San Francisco Administrative Code §31.08(e)(3).
[39] CEQA § 21084.1; CEQA Guidelines §15300.2(f).
[40] Nomination for Listing National Register of Historic Places. (Exhibit K); "A Pair of Coxheads," B. Maley, *New Fillmore* (Exhibit L).
[41] See Nomination for Listing National Register of Historic Places, August 28, 2017.

The Coxhead House is located on steep, narrow Green Street between Cow Hollow and Pacific Heights, on a slope of approximately 35%. It is a three-story, wood-framed building clad in red cedar shingles, trimmed with painted redwood Arts & Crafts fenestration and trim. It has steeply pitched roofs and articulated dormers and ribbons of windows facing San Francisco Bay. The rear garden is contiguous with another Historic Landmark, San Francisco Landmark No. 51, the Casebolt House. The State of California has found the Coxhead Residence "clearly eligible for the National Register of Historic Places," because "the Earnest Coxhead house is in outstanding and original condition, and retains an unusually high degree of historic integrity."[42]

To assist with CEQA compliance for the protection of historic resources, San Francisco adopted Preservation Bulletin No. 16. (Exhibit J). That Bulletin sets out a two-step process for evaluating the potential for proposed projects to impact historical resources. First, a Preservation Planner determines whether the property is an historical resource as defined by CEQA Guidelines Section 15064.5(a)(3); and, second, if the property is an historical resource, it then evaluates whether the proposed action or project would cause a "substantial adverse change" to the historical resource.[43]

CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource **or its immediate surroundings** such that the significance of the historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.[44] Here it is necessary for the City to consider not only the project site, but also the "immediate surroundings." For example, in one case, CEQA review was required for a fence near a historic granite wall in Los Angeles because the fence would detract from the historic significance of the wall.[45] Similarly, the proposed Project at 2417 Green Street will have significant adverse effects on the historic qualities of the immediately adjacent, uphill Coxhead House at 2421 Green Street.

Here, the record shows the Coxhead House is a Category A.1 Historical Resource under the Bulletin 16 analysis because it has been formally determined to be eligible for the California Register.[46] Therefore, the City is required to move to step 2 to conduct a fact-based analysis to determine which type of environmental document is

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[42] Letter from Office of Historic Preservation, at p.1 (September 13, 2017). (Exhibit I).
[43] San Francisco Preservation Bulletin No. 16, at p. 2.
[44] CEQA Guidelines 15064.5(b), Bulletin 16, p. 9.
[45] *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal. App. 4th 1168.
[46] Bulletin 16, at pp. 2-3.

required.[47] Although the City has so far abdicated its responsibility to protect the Coxhead House, the record nevertheless shows the proposed Project could adversely and materially alter the Coxhead House in several ways.

First, the Coxhead House sits on its original, tall, unreinforced brick foundation. This unique foundation is a component of the original character of the house. Any work to the foundation at the contiguous downslope residence at 2417 could harm the Coxhead House' brick foundation, which in turn, could require shoring, removing or replacing the Coxhead House's existing, historic brick foundation. Such replacement work would destroy the historic, original foundation, which survived the 1906 earthquake. According to the Project plans, the Project proponent intends excavation approximately 13 feet deep in order to construct a new foundation to support a much larger garage[48]. This is particularly significant given the slope steepness of approximately 35% for both properties, as measured at the street.

In addition, the proposed Project intends to build a 4-story addition extending approximately 20 feet into the rear yard.[49] This expansion will completely block numerous windows in the Coxhead House. Blocking those windows would eliminate light and air, and the viewshed from that side of the residence. Specifically, views of and from the Coxhead House would be obstructed. Under CEQA, these impacts would materially impair the historic significance of the property.

The historic significance of the Coxhead House is not in dispute. In a major book on American Architecture, only two homes of architects are mentioned – Frank Lloyd Wright's home in Oak Park, Illinois, and the Coxhead House at 2421 Green Street in San Francisco. It has been determined to be "clearly eligible" for official listing in the National Park Service's Register of Historic Places, which protects it under CEQA. Given there is substantial evidence showing the proposed Project could materially impair the house, the Commission must grant Discretionary Review and order a San Francisco Preservation Planner to comply with CEQA by conducting a full historical review analysis on any Project work that could negatively impact the Coxhead House.

2. Foundation Replacement

The Planning Department's analysis for impacts associated with foundation replacement and vibration violates CEQA in at least four significant ways. First, the second exemption claimed that the "foundation work **is not anticipated** to result in the removal of or damage to materials or physical features associated with the adjacent historic resource at 2421 Green Street or to result in significant vibration that has the

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[47] Id., at p. 9.
[48] Application for Environmental Evaluation (Feb. 14, 2017), p. 7 (Exhibit M).
[49] Section 311 Notice Drawings (Oct. 23, 2017).

potential to cause a significant impact."[50] *Not anticipating* any impacts is a far cry from the CEQA requirement and the Planning Department's own assertion on page 3 that there is "**no possibility** that the proposed project would have a significant effect on a historic resource."[51] Given the importance of the Coxhead House's brick foundation to its historic character, and the overwhelming evidence provided by Dr. Karp, the Planning Department had the burden of showing there is no possibility that the project may negatively impact the brick foundation. It is beyond dispute that the Planning Department can make no such finding.

Second, in relation to the foundation work, the second exemption states: "Ground vibrations within this [0.05 to 0.25 inches per second] range would not materially impair physical features of 2421 Green Street, which is a wood-frame building clad in wood shingles, such that it would no longer convey its historical significance."[52] The omission of the Coxhead House's tall brick foundation from this section of the exemption is agency malpractice and a direct violation of CEQA's disclosure requirements.[53] The Planning Department cannot simply wish away a potentially significant impact already fully documented in the record.[54]

Third, the second exemption relies on "recommendations" and "requirements" to mitigate any potential impacts caused by the foundation work.[55] The second exemption failed to explain what those measures might be; instead it expected readers to hunt down the developer's June 21, 2018 Vibration Assessment and the 2017 geotechnical report to review the measures themselves. (Mr. Karp already testified that none of the recommendations specifically pertained to the Coxhead House's unique brick foundation.) Nonetheless, the Planning Department is relying on mitigation to reach its exemption finding for the foundation work. California outlawed mitigated categorical exemptions 33 years ago on grounds that agencies "cannot escape the law by taking a minor step in mitigation and then find themselves exempt."[56] The courts have been clear: "proposed mitigation measures cannot be used to support a categorical exemption."[57] Therefore, the Planning Department violated this well-established rule when it added "requirements to protect the architectural and structural components of adjacent buildings and to avoid, minimize or **mitigate** the vibration during construction," also "recommendations t**o ensure protection** of the foundation of the adjacent historic resource at 2421 Green Street."[58] For the Planning Department to include

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[50] Id. at p. 5 (emphasis added).
[51] Second exemption at p. 3 (emphasis added).
[52] Id. at p. 5.
[53] *Sundstrom,* 202 Cal.App.3d at 309; CEQA § 21168.5.
[54] See e.g., Karp Report at p. 6.
[55] Second exemption at p. 5.
[56] *Lewis v. Seventeenth Distr. Ag. Assn*. (1985) 165 Cal.App.3d 823,830.
[57] *Azusa Land Rec. Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1199.
[58] Second exemption at p. 5 (emphasis added). (Exhibit B)

requirements and recommendations (mitigation measures) in the second exemption involved "an evaluative process of assessing those mitigation measures and weighing them against potential environmental impacts, and that process must be conducted under established CEQA standards and procedures for EIRs or negative declarations" [59]

Finally, the foundation section is factually wrong. According to the second exemption, the "proposed project at 2417 Green Street would not physically touch or alter the exterior features of 2421 Green Street, as the project would be confined to the parameters of the 2417 Green Street lot."[60] But Dr. Karp's report already showed this to be inaccurate. Dr. Karp pointed out that the drawings for the project "show a critical new foundation on 2417 Green that crosses the property line to be anchored in the 125 year old brick foundation of the Coxhead House."[61] With great specificity and documentation, Dr. Karp's report detailed numerous factual errors in the first exemption. It appears the Planning Department ignored all of Dr. Karp's work resulting in the same factual errors in the second exemption as the first and added many new ones for good measure.

In sum, the Planning Department, relying solely on documents provided by a private developer, concluded that Mr. Kaufman's foundation *probably* won't be harmed. To get there, the second exemption had to omit the existence of the tall brick foundation from the exemption and ignore all of the expert evidence developed last year by geotechnical engineer, Dr. Lawrence Karp. The Planning Commission must comply with the Board's determination that CEQA applies to this project and that the Project may not be exempted from CEQA.

3. Geology, Soil and Drainage

This section of the second exemption gives the appearance of new Planning Department analysis, but that is not the case. The section spends the first five paragraphs describing existing legal requirements for new construction with no real reference to the project.[62] It then jumps to the developer's already-debunked 2017 geotechnical study,[63] spending several pages re-hashing findings and recommendations already excoriated by Dr. Karp in January. According to Dr. Karp:

> "There was no geotechnical investigation. There are no diagrams and observation/test results of rock and soil in the permit documents. Steepness of the site is not addressed and there is nothing about existing foundation depths on

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[59] *Salmon Protection and Watershed Network v. Marin County* (2005) 125 Cal.App.4th 1098, 1108.
[60] Second exemption at p. 7.
[61] Karp Report at p. 9. (Exhibit E)
[62] Second exemption at pp. 7-8.
[63] Id. at p. 8 citing *Divis Consulting, Inc., Geotechnical Investigation Report, 2417 Green Street, San Francisco, California, April 6, 2017*.

> the common property line and ground characteristics such as density and grain size and groundwater. The drawings have ridiculous notes on them e.g. "drainage by others"; like who other than the construction permit holder, Planning? There are no recommendations for design and construction of foundation protection for the historic resource relevant to the brick foundations and in-situ dune sand. Why would Planning approve the drawings, and do that multiple times?"[64]

Despite Dr. Karp's expert findings, the Planning Department has now relied on the same discredited "report" to shore up a second CEQA exemption.

Similarly, Dr. Karp's analysis was correct that the Planning Department endorsed the developer "proceeding without existing foundation information and details for new construction using a trial and error procedure which would result in undermining the brick foundations of 2421 Green Street because," according to Dr. Karp's on-site observation, "the new foundation for 2417 will be below the bottom of the existing foundation of the Coxhead House."[65] As with the foundation replacement discussion above, the second exemption is completely silent on impacts to the unreinforced, pre-1906 brick foundation.

Next, the geology section relies on undisclosed and illegal mitigation measures. According to the second exemption, the developer's geotechnical report "concludes that the site can be developed as planned, provided its recommendations are incorporated into the project plans and specifications and are implemented during construction."[66] Similarly, "the final design should include measures to intercept groundwater where it may impact the proposed construction."[67] There are other vague, undefined measures purporting to mitigate project impacts. As discussed above, mitigated categorical exemptions are illegal. The Planning Department's inclusion of requirements and recommendations (mitigation measures) in the second exemption involved "an evaluative process of assessing those mitigation measures and weighing them against potential environmental impacts, and that process must be conducted under established CEQA standards and procedures for EIRs or negative declarations" [68]

In any case, the Planning Department got way ahead of itself, because Dr. Karp already demonstrated that before any lawful measures could be incorporated into a CEQA document, "the developer will have to commission a boundary and topographical land survey and a proper geotechnical investigation to determine ground characteristics,

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[64] Dr. Karp at p. 10. (Exhibit E)
[65] Id. at p. 7.
[66] Second exemption at pp. 8-9.
[67] Id. p. 9.
[68] *Salmon Protection and Watershed Network v. Marin County* (2005) 125 Cal.App.4th 1098, 1108.

the positions of the neighboring foundations, depth to bedrock, and other data required by San Francisco regulations."[69]

Finally, the Planning Department deferred necessary analysis and mitigation measures to a future date.[70] For example, the Planning Department appears to entirely absolve itself of any obligation to protect the Coxhead House: "the engineer of record is responsible for ensuring no damage to adjacent structures."[71] Does this mean that for more than 6 months Mr. Kaufman should have been directing all of his concerns and information to some unidentified engineer of record? Surely not. In any case, the second exemption goes on to explain a whole sequence of future events to review and mitigate impacts:

> The building department would review the project-specific geotechnical report during its review of the building permit for the project and may require additional site-specific soils report(s) through the building permit application process, as needed. In addition, because the proposed project is in the Slope Protect [sic] Act area, review by the Structural Advisory Committee may be required. Compliance with building codes and building department review of the building permit application for **conformance with the recommendations in the geotechnical report would ensure that the proposed project would have no significant impacts related geology, soils, and drainage, and would not result in damage to the adjacent building at 2421 Green Street.**[72]

This aspect of the second exemption violates CEQA in numerous ways; most prominent is the Planning Department's attempt to defer important project scrutiny and mitigation *until after* all of the City's approvals have been issued, eliminating Planning Commission, Board of Supervisors and public input and oversight. CEQA prohibits permitting agencies from deferring environmental assessment until a future date after project approval.[73] Specifically, courts have rejected agency promises of "future studies subject to review and approval by planning and building services."[74] According to established caselaw, "the requirement that the applicant adopt mitigation measures recommended in a future study is in direct conflict with the guidelines implementing CEQA."[75] Such post-approval analysis, potential project revision and mitigation is forbidden. Admittedly, this caselaw applies when an agency actually performed a CEQA analysis; however, because the Planning Department has repeatedly engaged in the assessment and evaluation of potential project impacts and possible mitigation in the

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[69] Dr. Karp report at p. 9. (Exhibit E)
[70] Second exemption at p. 10.
[71] Id.
[72] Id (emphasis added).
[73] *Fairview Neighbors v. County of Ventura* (1999) 70 Cal.App.4th 238, 245.
[74] *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 306–307.
[75] Id.

same manner as when a permitting agency is preparing an EIR, the principle applies equally here. The only difference is the Planning Department has refused to engage anyone in its analysis except the developer. These actions are an egregious abuse of discretion by the Planning Department and must be overturned by the Board, again. Further, as discussed above, since the Project will require mitigation measures, it may not be exempted from CEQA review.[76]

4. Historic Character of the Coxhead House

In December 2017, licensed architect, Carol Karp, submitted to this body a detailed expert report describing the potentially significant impacts the project may have on the Coxhead House.[77] Ms. Karp's report focused on the historic character of the house. She reviewed the developer's architectural drawings submitted to the Planning Department and concluded the project would increase the existing envelope of the building, which would obliterate views to and from 2421 Green. These obstructions "would profoundly affect the historic nature of the building."[78]

Again, Mr. Kaufman is not privy to the most recent details of the project, but it appears the project still contemplates a 4-story addition extending approximately 20 feet into the rear yard. This expansion will completely block numerous windows in the Coxhead House. (Ex. N). Blocking those windows would eliminate light and air, and the viewshed from that side of the residence. Specifically, views of and from the Coxhead House would be obstructed. Under CEQA, these impacts would materially impair the historic significance of the property. Similarly, it is undisputed that Mr. Coxhead sited his house in order to take advantage of natural lighting.[79] The proposed project at 2417 Green takes away a crucial aspect of the Coxhead design, adversely impacting the historic character. In particular, the project may obstruct 24 windows in the Coxhead House, interfering with access to light air and views of San Francisco Bay. These elements are a major component of the historic construction and layout of the Coxhead House. Exhibit O, is a photograph of the story poles at 2417 Green Street, showing clearly that the proposed Project would obstruct views of the Coxhead House from the public right of way on Green Street. (Ex. O).

In addition, as Mr. Kaufman showed in his first appeal, the large mid-block open-space is a significant element of the historic neighborhood character. The project is a damaging intrusion into that open space. The Sanborn map for block 560 clearly shows the significant mid-block shared open space, which is an integral part of the Coxhead

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[76] *Salmon Protection and Watershed Network v. Marin County* (2005) 125 Cal.App.4th 1098, 1108.
[77] Report from Architect Carol Karp, A.I.A. (December 27, 2017). (Exhibit F)
[78] Id. a p. 1.
[79] Id.

House's historic design.[80] The project will extend approximately 20-feet and four stories up into the shared rear-yard open space, adversely affecting this common area, which is part of the historic design of the Coxhead House. Although the Coxhead House is much longer than the house at 2417 Green, the Coxhead House sits on a much longer lot, and therefore maintains a significant rear yard open space. There is clearly substantial evidence showing that the project Project at 2417 Green Street may have significant adverse impacts on the historic Coxhead House at 2421 Green Street.[81] For this reason, the Planning Department may not exempt the project from CEQA; instead, it must investigate and disclose and mitigate all potential impacts on the historic character of the Coxhead House in a CEQA document.

D. For the First Time, the Proposal Includes Two Living Units

The Project now for the first time includes two living units rather than one. The new proposal has added a first floor, 1,023 square-feet, one-bedroom accessory dwelling unit (ADU).[82] This is a significant change from the last set of drawings which contemplated a single-family residence. Accordingly, Mr. Kaufman requested Section 311 notification to learn more about this aspect of the project.[83] The Planning Department refused, claiming the project was not subject to Section 311, and met all ADU legal requirements.[84]

Mr. Kaufman recognizes that San Francisco allows ADUs as a means of addressing the City's severe housing shortage. He further understands that both state and local law place certain restrictions on such residences. The Planning Department utterly failed to meet its disclosure obligations to the public by refusing to describe the regulatory basis for the proposed ADU in the second exemption and by not providing the supporting drawings and plans for a second residence. To date, the entire discussion of the ADU is comprised of a single sentence: "a one-bedroom accessory dwelling unit measuring approximately 1,023 square feet on the first floor."[85]

The City has a 2017 ordinance that covers the permitting requirements of ADUs in San Francisco.[86] The City's ADU process is comprised of "Waiver" and "No Waiver" programs. Homeowners must assess which program applies to their particular situation because each program entails different requirements and permitting paths. Absent any help from the Planning Department, the interested public is left to figure out which

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[80] http://sfplanninggis.org/PIM/Sanborn.html?sanborn=V3P273.PDF. (Exhibit P)
[81] See Carol Karp report. (Exhibit F)
[82] Second exemption at p. 2.
[83] Letter from Richard Drury to Christopher May (June 21, 2018) (Exhibit Q)
[84] Telephone conversation between Richard Drury, counsel of record and Christopher May, planner, San Francisco Planning Department (June 21, 2018).
[85] Second exemption at p. 2.
[86] Construction of Accessory Dwelling, Ord. No. 162-17 (July 11, 2017). (Exhibit R)

program might apply to 2417 Green Street. Based upon our review, additional information is required to assess which program applies.

If the newly-proposed ADU falls within the waiver program, the developer must construct it entirely within the existing built envelope, i.e., the area within the walls of the existing building.[87] The developer could increase the height of the building by three feet for ADU construction, but only if the building is also undergoing full seismic retrofitting for the entire structure.[88] Under this program, the developer would need to apply for compliance waivers from the zoning administrator to violate rear yard, parking, open space, density requirements or reductions in the amount of exposure currently required by San Francisco law.[89] All other Planning Code requirements would still have to be met.[90] The Project cannot fall within the waiver program since it involves substantial expansion of the existing building envelope.

On the other hand, the ADU might fit within the no waiver program.[91] Here the ADU can be an expansion to the existing building, by taking habitable space from within the existing single-family home, or by constructing a new structure within the buildable area of the lot.[92] However, if an expansion is proposed for the project as part of the no waiver program, neighborhood notice under Sections 311/312, and design review are required.[93] Importantly, in order for the ADU to be eligible for this program, it must not require any waivers for open space (300-400 sq/ft per unit), rear yard setbacks (25 percent of the rear yard must remain open), density or light exposure.

The Planning Department did not provide any information on the design or floor plan of the proposed ADU so it is an open question which program applies. Still, it appears it *may* fall within the no waiver program because the project has always involved an expansion of an existing building (from 4,118 sq/ft to 5,115 sq/ft). In that case, the developer is required to provide Section 311 notice. No such notice has ben provided.

In addition, state law requires local governments to impose standards on ADUs that, among other things, "prevent adverse impacts on any real property that is listed in the California Register of Historic Places,"[94] or, "any other known historical resource."[95]

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[87] http://default.sfplanning.org/plans-and-programs/planning-for-the-city/accessory-dwelling-units/Waiver_ADUFactSheet.pdf.
[88] Id.
[89] Id.
[90] Id.
[91] http://default.sfplanning.org/plans-and-programs/planning-for-the-city/accessory-dwelling-units/NoWaiver_ADUFactSheet.pdf
[92] Id.
[93] Id.
[94] Government Code § 65852.2(a)(1)(B)(i).

For historical resources, the Planning Department is required to modify the project to prevent or mitigate such impacts.[96] The evidence already shows previous building plans would impact the Coxhead House. Therefore, separate from CEQA, the Planning Department is required to make an affirmative finding that adding an additional residence to the parcel will have no impact on the Coxhead House.

Finally, under California law, San Francisco may require the applicant for an ADU to be an owner/occupant.[97] This makes for good public policy. Allowing a speculator to build two or more residences on a single-family parcel (RH-1) to maximize profits while taking advantage of less restrictive land use requirements violates the spirit of the statute, which was meant to allow existing homeowners to convert unused garage or basement space or legalize an existing in-law flat to provide additional living space to existing homes. Mr. Kaufman encourages the Board to adopt the policy of limiting the ADU programs to owner/occupants only.

E. The Project is Not Exempt from CEQA Because it is Inconsistent with the Cow Hollow Neighborhood Design Guidelines and the San Francisco Zoning Code.

As shown in the first exemption appeal, the project is inconsistent with numerous provisions of the Cow Hollow Neighborhood Design Guidelines (CHNDG) and the San Francisco Zoning Code. These inconsistencies are significant impacts under CEQA and require CEQA review to analyze the inconsistencies and to propose feasible alternatives and mitigation measures to reduce the inconsistencies.[98]

The proposed Project violates the CHNDG and Zoning Code by, inter alia:

a. Encroaching on shared mid-block open space.
b. Obstructing access to light and air.
c. Creating a structure with volume and massing that is inconsistent with the neighborhood. In particular, the proposed 6100 square foot home on a 2500 square foot lot will result in a floor area ratio (FAR) of almost 2.5, in a neighborhood with an average FAR of approximately 1.0.
d. Failing to comply with terracing requirements.
e. Failing to respect the adjacent historic Coxhead House.

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[95] San Francisco Ord. No. 162-17 § 207(6)(B)(v).
[96] Id.
[97] Government Code § 65852.2(a)(1)(D)(6)
[98] *Kutzke v. City of San Diego* (2017) 11 Cal.5th 1034 (City determined a proposed project was incompatible with conserving the character of the existing neighborhood and therefore inconsistent with local community plan in violation of CEQA).

F. The Project May Not be Exempted from CEQA Because it is on the Maher Map of Potentially Contaminated Sites.

The Project may not be exempted from CEQA because the Project site is located on the City's Maher Map of potentially contaminated sites. Certified hydrogeolotist Matthew Hagemann, C. Hg., submitted comments with our prior letter. (Exhibit H) Mr. Hagemann is the former West Coast Regional Director of the United States Environmental Protection Agency's Superfund Site Clean-up program. The developer has failed to adequately respond to Mr. Hagemann's concerns.

Mr. Hagemann has produced the City's Maher Map showing the presence of numerous known contamined sites within 100 feet of the Project. Mr. Hagemann concludes that:

> The application materials indicate that the proposed project on the subject property would require 408 cubic yard of soil excavation and removal (Environmental Evaluation, p. 7). Given the listing of the property on the Maher Map, this excavation may disturb potentially contaminated soil, which may expose nearby residents and/or construction workers to hazardous chemicals. Given this, there is a fair argument that the proposed project at 2417 Green Street may have adverse environmental impacts that must be analyzed under the Maher Ordinance and CEQA.

Mr. Hagemann notes that the City's Maher Waiver was improper and required, a Site Mitigation Plan, an Environmental Health and Safety Plan, a Dust Control Plan, and other documents, as required under the Maher Program. None of those documents have been produced.

The Categorical Exemption states that the developer took soil samples from "two sample locations within the existing garage."[99] However, it appears that the garage area was renovated and expanded by the immediately previous owner, during his tenure over the past approximately thirty years. As a result, this is the one area where the soil would be expected to have been removed and replaced with clean fill. Furthermore, the Maher Map, clearly shows that the entire parcel is potentially contaminated. (Exhibit H) Two samples taken from "within the existing garage" are clearly insufficient to show that the entire parcel is not contaminated. In particular, the Project will involve significant soil excavation in the rear yard, which has not be tested. This situation is oddly reminiscent of the scandal plaguing Hunters Point Shipyard, where the "expert" consultant purposely tested soil from an area known to be clean. The City should not repeat this grievous error.

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[99] Second Categorical Exemption, p. 10.

The City must require development of the Site Mitigation Plan prior to Project approval and prior to certification of the CEQA document. The plan must be made available to the public so the public and decision-makers can determine if the plan is adequate or if additional mitigation is necessary.

G. Christopher Durkin Agrees that a Project that Affects an Historic Building May not be Exempted from CEQA Review.

Finally, as discussed at the January 9, 2018 Board of Supervisors' hearing, the developer of 2417 Green Street, Mr. Christopher Durkin, has taken the official legal position that a project that may adversely impact an historic building may not be exempted from CEQA review. Mr. Durkin himself has filed a CEQA appeal concerning a project at 1026 Clayton Street in the Ashbury Heights neighborhood, located adjacent to Mr. Durkin's own property. In that appeal, Mr. Durkin argues that the 1026 Clayton Project may affect an historically significant building, and that as a result, it may not be exempted from CEQA review. (Exhibit S). However, unlike in this case, where the Coxhead House has been deemed clearly eligible for listing on the National Register of Historic Places, 1026 Clayton is not listed on any registry.

Certainly, if Mr. Durkin believes that a project that may affect an unlisted, possibly historic building may not be exempted from CEQA review, then he must agree that a project that will adversely affect a property that is clearly eligible for the National Register of Historic Places may also not be exempted from CEQA. Mr. Durkin cannot have it both ways.

V. The Project is Inconsistent with the Cow Hollow Neighborhood Design Guidelines

The Cow Hollow Neighborhood Design Guidelines ("CHNDG" or "Guidelines") were approved by the Planning Commission in April 2001. With that approval, the guidelines must be implemented as part of the City's building permit review process.[100] The Planning Commission utilizes the Guidelines to ensure the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow."[101] Importantly, the City has an obligation to verify new projects are consistent with the Guidelines when there is

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[100] CHNDG, at p. 1 (Exhibit T).

[101] Id. "The character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape and if repeated often enough, the image of the city as a whole."

evidence of incompatibility.[102] The proposed Project is incompatible with numerous Cow Hollow Guidelines, for example:

A. Form of the Project Adversely Impacts Adjacent Buildings.

The Cow Hollow Guidelines require new construction to relate to adjacent buildings, so that in the case of an enlargement, the form of the enlarged building should not impact adjacent buildings.[103] According to the permit application and other documents, the proposal here is to demolish the façade of the existing shingled-style home built in 1906 and modernize it in some manner. The current façade is compatible with the neighborhood character and the adjacent historic homes. The City must require the developer to submit a detailed depiction of the proposed new façade for a compatibility determination.

Also, the proposed enlargement of the existing house extending 20 feet into the rear yard and 4-stories in height will certainly adversely impact the adjacent properties. It will block views, air and light to 2421 Green Street. It will also dramatically shrink the common rear yard open space. From the rough drawings provided with the Section 311 notice, it appears that the proposed project would block 23 windows at the Coxhead House at 2421 Green. These include:

- 4 windows on the ground floor (1st floor), which provide light for the back office;
- 4 windows on the 2nd floor that provide light for the kitchen;
- Kitchen deck would be blocked in;
- 3 windows that provide light to the living room (2nd floor);
- 1 window to stairwell (2nd floor);
- 2 windows that provide light to 2 different bathrooms on the 3rd floor;
- 3 windows on stairwell from 2nd to 3rd floor;
- 2 windows to 3rd floor master bathroom;
- 2 windows on 2nd bathroom on 3rd floor;
- 2 windows that provide light to a study on the 3rd floor.

The extent of the window obstruction is shown in Exhibit N.

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[102] *Kutzke v. City of San Diego* (2017) 11 Cal.5th 1034 (City determined a proposed project was incompatible with conserving the character of the existing neighborhood and therefore inconsistent with local community plan in violation of CEQA).
[103] CHNDG., at p. 11 (Exhibit T).

B. Proposed Project is Not Compatible with Envelopes of Surrounding Buildings.

The CHDG requires that the building envelope "should be compatible with the envelopes of surrounding buildings." [104] CHDG also provides that "the volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings." [105] The Project would not maintain a building envelope consistent with neighboring buildings, nor would it maintain compatible volume and mass as compared to other nearby houses on the same side of Green Street. The Project would result in a 6,114 square-foot house on a 2,500-square-foot lot. This would result in an oversized mansion on a particularly small lot in Cow Hollow. Such building intensity is inconsistent with the character of the neighborhood and is a departure from existing long-held, relatively less dense construction in Cow Hollow. The building envelope currently extends almost an identical distance back into the lot as the adjacent home at 2415 Green Street.[106] The proposed Project would push the envelope into the rear yard by an additional 20 feet. While the house at 2421 Green Street extends further back on the lot, the lot at 2421 Green Street is much deeper than the lot at 2417 Green.[107]

C. The Proposed Project Violates Terracing Guidelines, Depriving Neighbors of Access to Light, Air and Views.

Cow Hollow's steep slopes present a very real development issue.[108] Under the Guidelines, terracing is key to allowing each successive residence to keep light, air, private and shared open space, and, in many cases, full or partial views. The CHDG provides:

> "In the hillside community of Cow Hollow, preservation of the views resulting from the relation of the topography to the existing architecture is a consideration when remodeling is planned or a new home is to be built… there are areas in which the depth of terracing of the streets is intermediate, so **the addition of a story on a downslope home would impact the views from an upslope home**."[109]

Terracing is important to adjacent neighbors in block faces with significant slope parallel to the street. [110] "Terracing in this arrangement preserves lateral access to light and

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[104] CHDG, at p.32.
[105] Id., at p.34.
[106] Exhibit E, Figure D1.0.
[107] Exhibit E, Figure A0.2.
[108] CHNDG, at pp. 21 -24.
[109] Id. at p. 23.
[110] Id., at p. 22.

views." *Id*. Terracing is equally important to up- and down-slope neighbors located on block faces with slopes perpendicular to the street frontage. Terracing in this arrangement preserves light and views from the front and rear of hillside homes.[111]

Here the evidence shows that the proposed Project is inconsistent with the terracing guidelines. The subject block of Green Street is steeply terraced, with a slope of about 35%.[112] Current home at 2417 Green is approximately 12 feet lower than the uphill Coxhead House at 2421 Green.[113] This serves to preserve views from the side of the Coxhead house.[114] The proposed plans attached to the Section 311 notice show a vertical expansion of the 2417 Green Street home so that it would be as tall as the Coxhead House.[115] This blatantly violates the CHDG Terracing Guidelines. It will also obliterate light, air and views from 23 windows on the Coxhead House, as described above.[116] Prior to any approval, Planning Staff must "evaluate the effects of vertical additions on views,"[117] under the CHDG and CEQA.

D. The Proposed Project Harms Historically and Architecturally Significant Buildings.

Special consideration applies to historically or architecturally significant buildings.[118] "For these lots, open space can sometimes be even more important than the building itself. The setback treatment should be sympathetic to the importance of the building, its setback and the open space."[119] As shown above, the Coxhead House is a significant historical resource that must be protected under CEQA and several City ordinances and the Cow Hollow Guidelines. The Project proposes to build a four-story expansion 20-feet into the rear yard, destroying open space, and adversely impacting the historic building at 2421 Green Street. The side views from the Coxhead House are critical to its historical significance, and would be obliterated by the proposed Project.

E. The Proposed Project Violates Rear-Yard Setback Guidelines and Encroaches on Shared Mid-block Open Space.

The Project must adhere to the existing pattern of rear yard set-backs of adjacent buildings, so that the Project will not interfere with access to light and air.[120] The CHDG

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[111] Id.
[112] Figure A0.32.
[113] Figure A0.34, A0.41
[114] Figures A0.31, A0.42.
[115] Fig. A7.
[116] Fig. D2.4.
[117] Id., at p. 23.
[118] Id., at p. 28.
[119] Id. at p. 28.
[120] Id., at p. 29, 38.

provides that rear yards "are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block."[121] The Guidelines ask:

- Is there a pattern of rear yard depths creating a common open space?
- Will changing this pattern have a negative effect?
- Are light and air to adjacent properties significantly diminished?[122]

The Guidelines continue:

> "Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings. In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of the mid-block open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views."[123]

The subject block has a very significant midblock open space, which is shared by at least two historic properties, the Coxhead House at 2421 Green Street, and the Casebolt House, located at 2727 Pierce Street between Vallejo and Green (San Francisco Historic Landmark No. 51). The shared midblock open space is clear in overhead photographs.[124] The Project would expand the footprint of the house 20 feet back into the rear yard, substantially reducing the rear yard requirement and eliminating existing midblock open space, blocking "significant views" from the Coxhead House, and overshadowing neighboring gardens.

F. The Proposed Project Violates Good Neighbor Design Elements, Depriving Neighbors of Light and Air.

Finally, given the size of the proposed Project, it would violate "good neighbor" design elements to preserve access to light and air.[125] The Project would block numerous windows in the Coxhead House, blocking views, light and air and undermining its historic characteristics. The Planning Commission must reject the

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[121] Id. at p. 28.
[122] Id.
[123] Id.
[124] Figure A0.2.
[125] Id., at p. 31.

proposed Project due to these and other inconsistencies with the Cow Hollow Design Guidelines alone.[126]

Furthermore, the inconsistencies between a proposed project and the CHDG are significant impacts under CEQA. Inconsistencies between plans of general applicability (such as the CHDG) are significant impacts under CEQA.[127] Where a local or regional policy of general applicability, such as a design guideline, is adopted in order to avoid or mitigate environmental effects, a conflict with that policy in itself indicates a potentially significant impact on the environment,[128] and must be discussed in an EIR.[129]

The proposed project has numerous inconsistencies with the Cow Hollow Design Guidelines, which is a plan if general applicability. The Project's inconsistences with the Guidelines are by definition significant impacts under CEQA and must be disclosed and mitigated prior to any Project approval.

VI. Conclusion

There is no question the proposed Project would have numerous impacts on the Coxhead House, a recognized historical resource. In addition, the proposed Project violates CEQA, the Maher Ordinance, San Francisco's Historic Resource Preservation Ordinance, California Civil Code § 832, San Francisco Building Code § 3307 and the Cow Hollow Neighborhood Design Guidelines. For all of the factual and legal reasons described above, the Planning Commission must grant discretionary review and order Planning Staff to prepare a full CEQA document.

Sincerely,

Richard Toshiyuki Drury

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[126] *Kutzke v. City of San Diego*, 11 Cal. App. 5th 1034, 1041 (2017).
[127] CEQA Guidelines § 15125(d).
[128] *Pocket Protectors v. Sacramento* (2005) 124 Cal.App.4th 903.
[129] CEQA Guidelines § 15125(d); *City of Long Beach v. Los Angeles Unif. School Dist.* (2009) 176 Cal. App. 4th 889, 918; *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 Cal. App. 4th 859, 874 (EIR inadequate when Lead Agency failed to identify relationship of project to relevant local plans).

EXHIBIT A

SAN FRANCISCO
PLANNING DEPARTMENT

NOTICE OF COMPLAINT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

August 03, 2018

Property Owner
2417 Green Street LLC
474 Euclid Ave
San Francisco, CA 94118

Site Address:	**2417 Green St**
Block/Lot:	**0560/ 028**
Zoning District:	**RH-1, Residential- House, One Family**
Complaint Number:	**2017-012992ENF**
Staff Contact:	**Tina Tam, (415) 558-6325, tina.tam@sfgov.org**

You are receiving this courtesy notice because the Planning Department has received a complaint alleging that one or more violations of the Planning Code exist on the above-referenced property. As the property owner you are a responsible party.

It has been reported to us there is unpermitted construction, alteration, and/or addition work at the subject property. As such, you have the option to:

1. File a permit to remove and restore the work back to its last authorized condition; or
2. File a permit to legalize the work, if permissible by the Planning Code. Please note additional application may also be required.

Please submit your permit within 30 days of this notice.

The Planning Department requires compliance with the Planning Code in the development and use of land and structures. Any new building permits or other applications are not issued until a violation is corrected. Penalties may also be assessed for verified violations. Therefore, your prompt action to resolve the complaint is important.

Please contact the staff planner shown above for information on the alleged violation and assistance on how to resolve the complaint.

EXHIBIT B

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414

☒ FIRST NOTICE
☐ SECOND NOTICE
☐ OTHER:

COMPLAINT NUMBER

ADDRESS 2417 GREEN
DATE 1/8/18
OCCUPANCY / USE R-3
BLOCK LOT
CONST. TYPE 5
STORIES 3 ☒ BASEMENT
☒ If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued
OWNER / AGENT
PHONE #
MAILING ADDRESS
CITY
ZIP
PERSON CONTACTED @ SITE
PHONE #

VIOLATION DESCRIPTION:

☐ WORK WITHOUT PERMIT (SFBC 103A); ☐ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
☐ EXPIRED PERMIT (SFBC 106A.4.4); ☐ CANCELLED PERMIT (SFBC 106A.3.7) PA# ;
☐ UNSAFE BUILDING (SFBC 102A); ☐ SEE ATTACHMENTS

CODE / SECTION #

PENETRATIONS IN ROOF MADE WHEN CHIMNEYS WERE REMOVED. HAVE NOT BEEN SEALED, RAIN WATER ENTERING BUILDING. ALSO PENETRATIONS IN WALLS AT REAR

A MONTHLY MONITORING FEE WILL BE ASSESSED ON NOV'S

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC- Mechanical Code

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104A.2.4**

☐ FILE BUILDING PERMIT APPLICATION WITHIN ____ DAYS (☐ WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
☐ OBTAIN PERMIT WITHIN ____ DAYS AND COMPLETE ALL WORK WITHIN ____ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
☐ CORRECT VIOLATIONS WITHIN ____ DAYS. ☐ NO PERMIT REQUIRED.
☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED ____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
☐ FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

WATER PROOF PENETRATIONS IN ROOF AND WALLS WITHIN 24HRS

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation
△ 9x Permit Fee (Work w/o Permit after 9/1/60) △ 2x Permit Fee (Work Exceeding Scope of Permit)
☐ Other ☐ Reinspection Fee $ ☐ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED WITHOUT PERMITS

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR ROBERT PUWER (Inspector — Print Name)
OFFICE HOURS 7:30 TO 8:30 AM AND 3 TO 4 PM
PHONE # (415) 558-6008
By: (Inspector's Signature) Robert J Puwer DISTRICT # 4.
CC: ☐ DCP ☐ EID ☐ PID ☐ BID ☐ HIS ☐ CED ☐ PRS ☐ DAD ☐ SFFD ☐ DPH ☐ PS

☐ Building Inspection Division 3rd Floor, 1660 Mission St. 558-6096
☐ Housing Inspection Services 6th Floor, 1660 Mission St. 558-6220
☐ Electrical Inspection Division 3rd Floor, 1660 Mission St. 558-6030
☐ Plumbing Inspection Division 3rd Floor, 1660 Mission St. 558-6054
☐ Code Enforcement Division 3rd Floor, 1660 Mission St. 558-6454

M 9003.05 (Rev. 02/10)

DEPARTMENT OF BUILDING INSPECTION

Inspection Services
City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414
(415) 558-6570 Website: www.sfdbi.org

DATE: 01/09/2018

PROPERTY ADDRESS:
2417 GREEN ST

BLOCK: 0560 LOT: 028

Building Complaint #: 201727021

2417 GREEN STREET LLC
2417 GREEN STREET LLC
474 EUCLID AVE
SAN FRANCISCO CA 94118

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 12/16/2017 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

AVOID FURTHER ASSESSMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (415) 558-6454 if you have questions concerning the referenced Notice of Violation.

IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!

COMPLAINT DATA SHEET

Complaint Number:	**201724852**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	2417 GREEN ST
Contact Name:		Block:	0560
Contact Phone:	--	Lot:	028
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	GSAMARAS
Complainant's Phone:		Division:	BID
Complaint Source:	WEB FORM		
Assigned to Division:	BID		
Description:	date last observed: 11-DEC-17; identity of person performing the work: Cannot confirm identity, was n; floor: roof; unit: N/A; exact location: Main Bldg; building type: Residence/Dwelling WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; ; additional information: Chimney has been removed from the building without a permit;		

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	POWER	6270	4	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
12/12/17	CASE OPENED	BID	Power	CASE RECEIVED	
12/12/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	CASE UPDATE	Mailed 1st NOV; s.thai.
12/12/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	FIRST NOV SENT	issued 1st NOV.
12/13/17	OTHER BLDG/HOUSING VIOLATION	BID	Power	FIRST NOV SENT	posted nov

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):** 12/12/17

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Contact SFGov Accessibility Policies
City and County of San Francisco © 2017

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 201727021
DATE: 16-DEC-17

ADDRESS: 2417 GREEN ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES **BLOCK:** 0560 **LOT:** 028

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: 2417 GREEN STREET LLC
MAILING ADDRESS 2417 GREEN STREET LLC
474 EUCLID AVE
SAN FRANCISCO CA
94118

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ **WORK WITHOUT PERMIT**	106.1.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106.4.4
☑ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102.1

The remaining front face of the front chimney is unsafe. Workers were using a jackhammer on the inside of the building which was making an unsafe condition worse. Both the front and middle chimneys have been removed.
Code Section: SFBC 102A

CORRECTIVE ACTION:

☑ **STOP ALL WORK SFBC 104.2.4**

415-575-6921

☐ **FILE BUILDING PERMIT WITHIN DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
☐ **OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION A SIGNOFF.**
☑ **CORRECT VIOLATIONS WITHIN 2 DAYS.** ☐ **NO PERMIT REQUIRED**
☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

On Monday December 18th consult with building official on how best to shore up the remaining center brick façade. Stop all work until shoring has been completed and inspected by the district inspector.

INVESTIGATION FEE OR OTHER FEE WILL APPLY
☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Brett C Howard
PHONE # 415-575-6921
By:(Inspectors's Signature) _____ DIVISION: BID DISTRICT : 2

City and County of San Francisco
Department of Building Inspection

Tom C. Hui, S.E., C.B.O., Director

Address 2417 GREEN ST

IMPORTANT NOTICE

The attached Notice of Director's Hearing, pertaining to the property noted above, requests the presence of the property owner, their representatives or interested parties at a hearing to determine why the violations cited against the property have not been corrected and to assess penalties for lack of compliance.

If the violations have been corrected, first contact the district building, electrical or plumbing inspector to verify that they agree that the violations have been corrected. Correction of the violations may involve sign-off of permits and additional inspections. If the inspectors agree that the violations have been corrected, request that they contact the Code Enforcement Section and advise us that the complaint has been abated. If the related permit has been given final sign-off please provide the Code Enforcement Section with a copy of the Inspection Record/Job Card.

If the violations have not been corrected or will not be fully corrected prior to the hearing date, penalties will be assessed that include but are not limited to:

An ORDER OF ABATEMENT will be recorded as a lien against the deed of the property giving notice that the building is UNSAFE, and/or a PUBLIC NUISANCE and ordering that the violations be corrected within a definite time line in order to avoid additional penalties.

The PROPERTY OWNER WILL BE BILLED for the entire cost incurred by the Department of Building Inspection for code enforcement process, from the posting of the first "WARNING of VIOLATION" until the conclusion of the abatement process.

A one-time hearing continuance of thirty (30) days may be granted, for good cause only, if requested in writing prior to the hearing. Submit this request to the Code Enforcement Section on the 6th floor, at 1660 Mission St.

If you have further questions regarding the code enforcement process concerning this Property or if you wish to update the status of this complaint, contact:

Inspector Chris Schroeder Division CES

Telephone # (415) 558-6103 Date 4/13/18

Code Enforcement Section
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6454 – FAX (415) 558-6226 – www.sfdbi.org

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EXHIBIT C

[Adopting Findings Reversing the Categorical Exemption Determination - 2417 Green Street]

Motion adopting findings reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review.

WHEREAS, On May 16, 2017, the Planning Department determined that the proposed project at 2417 Green Street ("Project") is exempt from environmental review under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative Code, Chapter 31; and

WHEREAS, The proposed Project involves alterations to an existing four-story-over-basement single-family residence with one vehicle parking space, which alterations would include excavation to add two vehicle parking spaces; a three-story rear addition; facade alterations and foundation replacement; and lowering the existing building; and

WHEREAS, On May 16, 2017, pursuant to Title 14 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387), the Planning Department determined that the Project is exempt from environmental review under Class 1 of the CEQA Guidelines (14 Cal. Code Reg. Section 15301), which provides an exemption for minor alterations to existing facilities including demolition of up to three single-family residences in urban areas; and

WHEREAS, On November 22, 2017, an appeal of the categorical exemption was filed by Richard Drury and Rebecca Davis of Lozeau Drury LLP on behalf of Philip Kaufman ("Appellant"); and

WHEREAS, By memorandum to the Clerk of the Board dated November 30, 2017, the Planning Department's Environmental Review Officer determined that the appeal was timely filed; and

WHEREAS, On January 9, 2018, this Board held a duly noticed public hearing to consider the appeal of the exemption determination filed by Appellant and, following the public hearing, reversed the exemption determination; and

WHEREAS, In reviewing the appeal of the exemption determination, this Board reviewed and considered the exemption determination, the appeal letter, the responses to the appeal documents that the Planning Department prepared, the other written records before the Board of Supervisors and all of the public testimony made in support of and opposed to the exemption determination appeal; and

WHEREAS, At the January 9, 2018, appeal hearing before this Board, Appellant submitted additional information in support of the appeal, including an engineering report by Lawrence B. Karp ("Karp Report"); and

WHEREAS, The Karp Report and other information submitted at and prior to the January 9, 2018, appeal hearing constituted substantial evidence that the Project, if approved, may result in one or more substantial adverse changes in the significance of the neighboring historic resource located at 2421 Green Street that have not been sufficiently addressed in the Categorical Exemption for the Project; and

WHEREAS, At and prior to the January 9, 2018, appeal hearing, Appellant and other members of the public submitted substantial evidence, including a report by certified hydrogeologist Matthew Hagemann, C. Hg., that the Project may disturb potentially contaminated soils at the Project site; and

WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors conditionally reversed the exemption determination for the Project subject to the adoption of

these written findings of the Board in support of such determination based on the written record before the Board of Supervisors as well as all of the testimony at the public hearing in support of and opposed to the appeal; and

WHEREAS, The Board finds that the Karp Report and other information submitted at and prior to the January 9, 2018, appeal hearing constituted substantial evidence not previously identified that affect the CEQA evaluation set forth in the Categorical Exemption regarding how the Project may impair the significance of an historic resource by causing impacts to its immediate surroundings; and

WHEREAS, The Board further finds that the public comment provided at and prior to the January 9, 2018, hearing, including a report by certified hydrogeologist Matthew Hagemann, C. Hg., constituted substantial evidence that the Project will disturb potentially contaminated soils; and

WHEREAS, The written record and oral testimony in support of and opposed to the appeal and deliberation of the oral and written testimony at the public hearing before the Board of Supervisors by all parties and the public in support of and opposed to the appeal of the exemption determination is in the Clerk of the Board of Supervisors File No. 171267, and is incorporated in this motion as though set forth in its entirety; and

WHEREAS, This Board considered these issues, heard testimony, and shared concerns that further information and analysis was required regarding the proposed Project at 2417 Green Street; now, therefore be it

MOVED, That In light of this information, the Board finds that there is substantial evidence in the record before the Board that the Project proposed at 2417 Green Street presents unusual circumstances relating to historic resources and hazardous materials and it appears as a result of those circumstances the project may have a significant effect on the

environment and, based on the facts presented to the Board of Supervisors on the hearing on January 9, 2018, the Project is therefore not Categorically Exempt from CEQA review.

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City and County of San Francisco
Tails
Motion: M18-012

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 180123 **Date Passed:** February 06, 2018

Motion adopting findings reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review.

February 06, 2018 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

February 06, 2018 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

File No. 180123

I hereby certify that the foregoing Motion was APPROVED AS AMENDED on 2/6/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

EXHIBIT D

BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

MEETING MINUTES - DRAFT

Tuesday, February 6, 2018 - 2:00 PM

Legislative Chamber, Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Regular Meeting

LONDON BREED, PRESIDENT
MALIA COHEN, SANDRA LEE FEWER, JANE KIM, AARON PESKIN, HILLARY RONEN, AHSHA SAFAI, JEFF SHEEHY, CATHERINE STEFANI, KATY TANG, NORMAN YEE

Angela Calvillo, Clerk of the Board

BOARD COMMITTEES

Committee Membership	Meeting Days
Budget and Finance Committee Supervisors Cohen, Fewer, Stefani	Thursday 10:00 AM
Budget and Finance Federal Select Committee Supervisors Cohen, Fewer, Tang	2nd and 4th Thursday 1:00 PM
Government Audit and Oversight Committee Supervisors Kim, Peskin, Breed	1st and 3rd Wednesday 10:00 AM
Land Use and Transportation Committee Supervisors Tang, Kim, Safai	Monday 1:30 PM
Public Safety and Neighborhood Services Committee Supervisors Sheehy, Ronen, Peskin	2nd and 4th Wednesday 10:00 AM
Rules Committee Supervisors Safai, Yee, Stefani	2nd and 4th Wednesday 2:00 PM

First-named Supervisor is Chair, Second-named Supervisor is Vice-Chair of the Committee.

180123 **[Adopting Findings Reversing the Categorical Exemption Determination - 2417 Green Street]**

Motion adopting findings reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review. (Clerk of the Board)

Supervisor Stefani, seconded by Supervisor Peskin, moved that this Motion be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 2, Lines 16, by striking 'raises additional issues concerning the potential' and adding 'constituted substantial evidence'; Line 21, by adding 'substantial', Lines 21-22, by striking 'calling into question whether the Categorical Exemption adequately addresses the potential' and adding ', including a report by certified hydrogeologist Matthew Hagemann, C. Hg.', and Line 22, by striking 'will' and adding 'may'; on Page 3, Line 8, by striking 'raised important questions' and adding 'constituted substantial evidence', Line 7, by striking 'could' and adding 'may', Lines 10-11, by striking 'raises issues concerning the adequacy of the record to address the potential' and adding ', including a report by certified hydrogeologist Matthew Hagemann, C. Hg., constituted substantial evidence', and Line 20, by adding 'at 2417 Green Street'; and Page 3, Line 21, through page 4, Line 2, by striking 'directs the Planning Department to undertake further analysis and require the project sponsor to provide further information for review by the Department of Building Inspection concerning whether the Project will cause a substantial adverse change in the historic significance of 2421 Green Street; and, be it FURTHER MOVED, That the Board directs the Planning Department to undertake further analysis and require the project sponsor to provide further information for review by the Department of Public Health concerning whether soils on the Project site contain hazardous materials which may present an unusual circumstance at the project site.' and adding 'finds that there is substantial evidence in the record before the Board that the Project proposed at 2417 Green Street presents unusual circumstances relating to historic resources and hazardous materials and it appears as a result of those circumstances the project may have a significant effect on the environment and, based on the facts presented to the Board of Supervisors on the hearing on January 9, 2018, the Project is therefore not Categorically Exempt from CEQA review.' The motion carried by the following vote:

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang, Yee

Motion No. M18-012

APPROVED AS AMENDED by the following vote:

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang, Yee

IMPERATIVE AGENDA

There were no imperative agenda items.

EXHIBIT E

LAWRENCE B. KARP CONSULTING ENGINEER

APPEAL OF IMPROPER CEQA CATEGORICAL EXEMPTION
2417 GREEN STREET PROJECT, SAN FRANCISCO
IMMINENT FOUNDATION & SIDEWALL DAMAGES
TO THE UNIQUE
HISTORICAL RESOURCE AT 2421 GREEN STREET
ENVIRONMENTAL IMPACT REPORT REQUIRED

LAWRENCE B. KARP CONSULTING ENGINEER

APPEAL OF IMPROPER CEQA CATEGORICAL EXEMPTION
2417 GREEN STREET PROJECT, SAN FRANCISCO
IMMINENT FOUNDATION & SIDEWALL DAMAGES
TO THE UNIQUE
HISTORICAL RESOURCE AT 2421 GREEN STREET
ENVIRONMENTAL IMPACT REPORT REQUIRED

LAWRENCE B. KARP *CONSULTING ENGINEER*

LAWRENCE B. KARP
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
SHORING & BULKHEADS
EARTHWORK & SLOPES
CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

January 9, 2018

C&CSF Board of Supervisors
London Breed, President
Legislative Chamber, City Hall, Room 250
San Francisco, CA 94102

Subject: Appeal of Improper CEQA Categorical Exemption
2417 Green Street Project [Block 560 - Lot 028]
Imminent Foundation & Sidewall Damages
To the Unique Historical Coxhead House at 2421 Green
Environmental Impact Report Required

Dear President Breed and Members of the Board:

This report presents facts and professional evaluation of the subject project with respect to CEQA and City design and construction requirements and the consistent failure of the developers to comply with them. Included are results of field observations and attachments of documents and photographs related to the developer's failure to comply with C&CSF's geotechnical engineering standards, and review of plans both approved, suspended, and reinstated that have been submitted to C&CSF's Planning ("Planning") and Building ("DBI") Departments.

I. Introduction

The subject Project is planned to interfere with the well being of the historical Ernest Coxhead residence, designed and built to be the master architect's own home in 1892-1893 at 2421 Green Street. The historical provenance of the Coxhead House has been memorialized in every major book on American Architecture.

The Coxhead House has been declared by the State Historian to be "clearly eligible" for placement in the National Park Service's Register of Historic Places with the nomination accepted for final editing to avoid copyright infringement. San Francisco Administrative Code §31.08(e)3 covers eligibility as an alternative to the District being specified as historic;. The nomination does not have to be completed with placement in the Register to acheive historic status. The entire nomination and declaration of eligibility has been provided to Planning and additional information is being presented to the Board of Supervisors for the appeal of Planning's improper grant of a Categorical Exemption under CEQA.

The subject's interference with the historical Coxhead House takes the form of two major environmental impacts: (1) the Project's new massive envelope will obliterate of views to and from the Coxhead House, and (2) the new excavation to enlarge a 1954 underground garage to house four cars will undermine the historical brick wythe foundation of 2421 Green which have not been accounted for in the permit documents required by C&CSF geotechnical regulations. Both impacts will cause serious irreparable damage to the historical integrity of 2421 Green.

100 TRES MESAS, ORINDA CA 94563 (925) 254-1222 fax: (925) 253-0101 e-mail: lbk@lbkarp.com

II. No Categorical Exemption is Available for Activity

CEQA does not allow the 5/16/17 Categorical Exemption Determination (**Attachment A**) for the project. The Coxhead House, with zero setback to the project, is the environment to the west of the project. CEQA, for the following activity and historical resources, provides the following:

> 14 Cal Code Regs §15300.2[c]: "Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."
>
> 14 Cal Code Regs §15300.2[f]: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

Further, the project's alterations to 2417 Green will also cause a substantial adverse change to the historical significance of 2421 Green by physical alteration to the project's envelope by design, and damages to its immediate surroundings due to poor engineering, with construction now underway.

> 14 Cal Code Regs §15064.5[b][1]: "Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." (**Attachment B**)

III. Project's Architect Depicts Changes Affecting Coxhead House's East Elevation

According to official City records, 2417 Green was constructed in 1908, about 15 years following the building of the Coxhead House. In 1956 a garage was added to the eastern portion of 2417 that had no effect on 2421 Green. Although 2417 Green is not a significant historical resource, it did not conflict with the significance of the Coxhead House for more than 100 years.

The architectural drawings for the project, prepared by Dumican Mosey (Notification Set, 4/18/17), show new plans that are drastically modified from the existing plans, that enlarge the west elevation of 2417 Green to block views to and from the east side of the Coxhead house which will, if constructed, materially impair the significance of the historic resource. The 2417 Green project results in a floor area increase of about 1,000 square feet; the architect deliberately chose not to use grid lines on the plans to obscure the increases, so they are not readily apparent.

The enlargement of the 2417 Green project's four story envelope on the building's south side may be seen in plan view by comparing the "Existing" floor plans with "Proposed" floor plans. For clarity in illustrating the planned increases in extent from the "Existing" floor plans, the "Proposed" floor plans are annotated with red lines where the southern edges of the "Existing" floor plans would be if they were superimposed on the "Proposed" (**Attachment C**).

The 2417 Green architectural sidewall elevations that are said to show a comparison between "Existing" and "Proposed" floor plans again suffer from lack of grid lines plus superposition of demolition areas (instead of creating separate drawings from the CAD files). Areas of 2417 Green enlargement that affect the historic Coxhead House are highlighted in yellow (**Attachment D**).

The architects (and Planning) failed to recognize the historical significance of the Coxhead house and the project's material impairment upon the significance of the historic resource.

IV. CatEx Determination Failed to Identify Historic Resource and its Location

The 5/10/17 CatEx Determination by the Planning Department, prepared without any solicitation from the owner of the Coxhead House, failed to recognize the immediately adjacent historic resource (unchecked box in Step 3 that required Step 5 "Advanced Historical Review" which was ignored by leaving it blank) and its location in a City mapped landslide zone (unchecked box in Step 2) per DBI map (see Attachment I). Among other defects, the Determination states: "Project will follow recommendations of the 1/12/17 Divis Consulting preliminary geotechnical report" when that document contained no relevant geotechnical data and no recommendations pertinent to the brick foundations of the immediately adjacent historic resource required by the 2016 SFBC. However, there is something informative in the Determination, that the 1/12/17 Divis boilerplate document has one piece of area specific information, which is showing the project site on a portion of the DBI landslide map. And, the developer represented to DBI that Divis published a geotechnical investigation report on 4/8/17 (date before the Determination) for both P/A 2017.0511.6316 (suspended and reinstated under P/A 2017.1004.0114) when according to C&CSF no such report exists (see Attachment F).

The CatEx Determination (Attachment A), prepared by Planning's Shelley Caltagirone and Jean Poling, also includes a completed Preservation Team Review form which relies on a report by Tim Kelley. None of these people are licensed architects and they are obviously unfamiliar with CEQA's historic resource provisions so it is understandable that they do not know what they are talking about when they refer to the project as not being designed by a "master architect" or not designed in the "First Bay Tradition" when the forefather of the Bay Tradition was Ernest Coxhead who designed and built his own home contiguous with the project. There is no architect trained in the Bay Area who does not know of the significance of the Coxhead House at 2421 Green. The preservation mess, soils report mix-up, and the failure to check the box in Step 2 demonstrates a lack of knowledge by Planning of architectural and geotechnical issues, particularly those related to undermining of the Coxhead House foundations, that resulted in their improper CatEx Determination.

V. No Topographic and Boundary Survey Has Been Performed

An instrumented land survey by licensed professionals is absolutely essential for projects built on hillsides that are immediately adjacent to existing structures owned by others. When a project is proposed to be built on a hillside common property line, spot elevations of the foundations of adjacent structures are surveyed and shown on a map prepared by a licensed land surveyor or a civil engineer (as required by the 2016 SFBC) that was licensed before 1/1/1982 and before number 33,965 (B&P Code §6731[g]); such professionals also have the right-of-entry; Civil Code §846.5.

Nevertheless, the project's engineer (Christopher Durkin, licensed on 1/26/2007 number 71,064), prepared drawings for construction showing excavations on the 2417 Green property up to the zero setback property line with the Coxhead House foundation without any land survey information whatsoever and without a geotechnical investigation submitted to the City by the owner/contractor Patrick Durkin. Furthermore, without land survey data being known, it would be impossible for the owner to provide the protection required by 2016 SFBC §3307 and written notice of excavation to the adjacent landowner required by Civil Code §832 as contained in 2016 SFBC §3307 as well as basic compliance with 2016 SFBC §1803.5.7 "Excavation near foundations" (**Attachment E**).

VI. There is No Geotechnical Data to Justify a Foundation Permit

Planning, in their 5/16/17 CatEx Determination (Attachment A) refers to recommendations contained in a "preliminary geotechnical report" by Christian Divis on 1/12/17, which is the first of two documents Divis prepared for the project. There is no report of geotechnical investigation as required by regulations although the developer (based on the engineers) represented to DBI that there was such a report having a date of 4/6/17. The 1/12/17 document is a compilation of word processing boilerplates and Internet print-outs, it has no information derived from a true investigation of the site which is required by C&CSF regulations. The "recommendation" for using soldier piles to underpin foundations that Planning believes should be followed is totally absurd for use with two brick foundation buildings touching on a common property line; it is a boilerplate for design of drilled shoring along an intended open excavation. The second document prepared by Divis is a letter dated 5/10/17 where Divis reassures DBI (even though there is no report of geotechnical investigation) that he has reviewed the drawings and they relevant to the project, where (although he does not seem to know) excavating in dune sand under brick building foundations constructed on a steep slope 125 years ago is, to say the least, problematical.

Personal experience (Karp 2009*a*) with the Casebolt House (San Francisco Landmark 51) at 2727 Pierce, property also contiguous with both 2417 and 2421 Green, is that grouting is not feasible due to the large percentage of soil material finer than 200 sieve. The option for the intended 2417 Green project is to work on the adjacent property (reinforcing bars are shown drilled into 2421 Green, see Attachments G & J). which requires written permission and a permit obtained by the neighboring owner that is very unlikely to ever happen. P/A 2017.0511.6316 included the improper 5/10/17 review letter but a permit was issued for foundation replacement on the property line even though no report of geotechnical investigation was ever turned into C&CSF as required by regulations (see Attachments E, F & J). The 5/10/17 letter by Divis is a breach of the standard-of-care for geotechnical engineers in California, it is negligent and misleading because the drawings are incompetent and if he actually looked at them he should be aware of their deficiencies (see Attachment I) and if Divis cannot see that, he should not be licensed. After suspension due to a NOV, P/A 2017.1002.0114 was filed for reinstatement using the same 5/10/17 letter from Divis referring to a non-existent report in title only, there are no shoring and underpinning specifications, no drawings, and no details (for particulars. see Attachment I). The Divis signed documents are grouped together so the gap that should be filled by the regulation geotechnical investigation report can be seen to be missing between the boilerplates and the approval letter, with the last document being the relevant page from DBI's Soil Report Index showing nothing for Block 560 - Lot 28 (or Lot 27) (**Attachment F**).

VII. Project's Civil Engineer Failed to Properly Represent Neighboring Foundations

Following the issuance of the 4/18/17 Dumican Mosey drawings showing the blocking of a portion of the historic Coxhead House, without shoring/underpinning/foundation specifications or details, on 5/11/17 the owner/contractor of 2417 Green, Patrick Durkin, filed Permit Application 2017.0511.6316 with the project description being "replace deteriorated basement wall", construction valuation $100,000. The construction work shown on the drawings was piecemealed from the entire project as shown on the architectural drawings showing the entire project

Review of Christopher Durkin's drawings, dated 4/15 and 5/5/17, reveals that it is CAD adapted from the Dumican Mosey architectural drawings with specifications taken from a "Mercury Engineering" drawing (for an unrelated project). Neither the architect's drawings nor the Engineer's drawings have any survey data showing the actual depth and structural composition of the Coxhead House foundations and alarmingly no foundation details have been developed and provided, obviously because the demolition and construction is planned to be on a trial and error basis, to the extreme detriment of the contiguous historic resource.

Having been involved with shoring and underpinning design and construction in San Francisco since the 1950s, it is obvious to me that the 5/5/17 drawings (i.e. Sheet S4.1) were faked to show the foundations for the contiguous 2421 Green extending much deeper into the ground than the garage expansion at 2417 Green.

Considering that the new garage expansion is at the same level as the existing garage at 2417 Green, and the 2417 garage level's elevation is easterly and steeply downhill from 2421 Green, it is not possible that the existing foundations of 2421 extend as deep as shown. Inspections and photographs by the under- signed (Civil Code §846.5) along the property line (**Attachment G**) reveal that the brick foundations of the Coxhead are tall and not anywhere as deep as shown on the 5/5/17 drawings.

In 1893 the height and depth faked on the drawings would never have been accomplished for tall brick foundations. Three Permit Applications (**Attachment H**) are involved with a back and forth process between suspension for NOV's and reinstatement which occurred basically due to the improper CatEx Determination which give the developer permission to do anything he wanted. Without the data from an instrumented ground and foundation survey (and the "exploration" results from P/A 2017.0428.3654 if there are any), the drawings submitted with P/A 2017.0511.6316 and P/A 2017.1002.0114 could only have been faked just as they appear because there is no land survey or geotechnical investigation (see annotated excerpts from the permit drawings, Attachment I).

The notes and specifications drawing (S1.0) was apparently part of drawings prepared by Mercury Engineering whose name was not fully removed indicating their improper use and poor project coordination. There is on file, as part of the drawing submittal, a "plan review" letter dated 5/10/17 prepared by engineer Christian Divis, which states compliance with a report he prepared on 4/6/17. The City does not have any investigation report because none was filed and there is no chance that it would contain anything useful because the date noted by Divis was 5 days before the exploration permit (2017.0411.3654) was issued. Sheet S1.0, which has a note referring to a mythical 4/6/17 report, does not have any specifications for underpinning and shoring or any other protection for the adjoining properties as required by law (see Attachments E & J).

P/A 2017.0511.6316 was for the purpose of forging ahead with the horizontal expansion shown on the architectural plans without proper CEQA review, piecemealing the foundation away from the intended 2417 Green envelope expansion using "repair of a deteriorated foundation" as an excuse. SFDBI Permit Tracking (see Attachment H) shows the documents submitted with P/A 2017.0511.6316 did not officially pass though Planning and engineering; foundation detailing was deferred to the future by the use of a note on Sheet S4.1 and rubber stamp affixed by the DBI (see notes below for Sheet S2.1).

VIII. The Engineering Drawings are Totally Deficient in Data and Design

The following (**Attachment I**) are summaries specific to the 4/10 and 5/5/17 Durkin drawings submitted to DBI with P/A 2017.0511.6316 (and 2017.1002.0114, see Attachment H) that are missing data and engineering necessary by convention, and compliance with regulations adopted to protect neighboring properties from catastrophic collapse or damages from loss of lateral and subjacent support due to undermining of supporting foundations while excavating.

> Sheet S1.0: Cover sheet, notes, standard details. Notes 22, 23 and 24 discuss excavations and protection of property and attribute responsibility to contractor. Sheet by Mercury Engineering was/is for another project, Sheet has no foundation underpinning and shoring specifications.
>
> Sheet S1.1: Miscellaneous details and Special Inspection sheet filled out by contractor. Provides for "geo-engineering".

Sheet S2.0: Schematic site plan. No topographical lines of equal contour, no spot elevations, no reference to a topographical survey ever having been performed.

Sheet S2.1: Apparently recognizing the potential for undermining neighboring foundations and the required protection under 2016 SFBC §3307, DBI has affixed a rubber stamp on Sheet S2.1 which reads as follows:

> "Where underpinning of adjacent property is necessary, complete details must be approved by the department of building inspection before excavation begins. Notify adjoining property owner in writing of proposed excavation as required by law - Sec. 832 Civil code, State of California. All underpinning to be supervised by Registered civil engineer including temporary shoring and sequence of operation."

Sheet S2.2: Shows (in plan) most of building area being excavated for new garage (enlargement of about three times of what now exists), and called "Basement". See comments below for Sheet S4.0.

Sheet S4.0: Shows longitudinal sections, not oriented on drawing looking north or south or by conventional grid lines but from Sheet S2.2 sections appear to be looking south. Shows most of the ground below the 2417 building excavated below the existing garage. Evaluation: This drawing essentially depicts, if the viewer recognizes the depth of the adjacent buildings are faked, that the project will relieve lateral and subjacent support for 2421 Green unless the existing foundations for 2421 are drastically changed.

Tall brick foundations on property lines across steep slopes are unstable and very difficult to underpin which means extensive shoring, removing the brick, and replacing the brick with reinforced concrete. This could trigger code requirements for complete seismic and energy retrofit of the building. This would destroy the valuable original construction of historical 2421 Green even before blocking the east wall of 2421 Green. The alternative is to conceal the damages from the owner of the Coxhead House.

Sheet S4.1: Shows three transverse sections through 2417 and partially through the neighboring buildings that are not oriented ("looking north" or "looking south") but their orientation can be determined from the plans and the elevation (north) that shows the slope of Green Street and the location of the existing garage. Totally lacking in detailing of underpinning and shoring of the foundations of the Coxhead House required by 2016 SFBC §3307, 1803.5.7. The following discusses the three specific sections shown on Sheet S4.1:

> (Existing) Transverse Section, 1/S4.1:
> Shows narrow existing garage foundation for 2421 on the opposite side (west) extending downward to the bottom of the garage without any elevations or details (working depth not identified. Shows a brick foundation on 2417 (at the property line) extending down to about midpoint of the garage height. The brick foundation shown on the property line has no basis for being there. There are no references to underpinning details.

(New) Transverse Section, 2/S4.1:
Shows new garage, widened from existing, no new or old width dimension, height 7'-5" (lower than existing). [garage wall that is being removed is not deteriorated, it is relatively new (personal observation) and permit record indicates it was built in 1954. P/A refers to deteriorated basement wall but that wall whatever its condition is much higher than its replacement. Evaluation: The section also shows a new retaining wall and footing along property line with 2421 that will, without underpinning and shoring, impair lateral and subjacent support to 2421 if it exists and is removed. Furthermove, this drawing shows reinforcing bars from the new wall cross the property line and go into the 2421 Green building.

(New) Landscaping Site Wall [section], 3/S4.1:
Shows extensive excavation and new construction along property line of 2421. Although not oriented by reference on the Sheet, the section is cut on S2.1 as looking north (switch from other transverse sections on Sheet S4.1 which are looking south).

Untitled Sheet: A "plan review letter" dated 5/10/17, having false information that appears to have influenced the plan checker for P/A 2017.0511.6316 having a date for a report that does not exist (see Attachment F). It is a departure from the engineering standard-of-care for any engineer to bless drawings and falsify information that will affect adjacent property owners without site specific geotechnical data, a land survey map, and foundation details.

Annotated portions of the drawings (Attachment J) depicting the conditions noted above were part of the submittal that was permitted under P/A 2017.0511.6316 that followed CatEx, which was suspended but reinstated with P/A 2017.1002.0114 after removal of a small portion of new wall at the southwest corner of 2417 Green (deceptively, not the part that actually extended 2417 Green which would undermine 2421 Green as that foundation is misrepresented). Obviously the wall can be extended upward later. It is very important to note that to solve a Notice of Violation (NOV) for the concrete wall that is shown on the architectural drawings to be outside (North-South) the original footprint of 2417 Green was supposed to be removed from the project; but what engineer Durkin did to resolve the NOV was to modify a portion of the drawing, Section 3 on Sheet S4.1, with P/A 2017.1002.0114 (Attachments E & I), and cross out only the concrete wall easterly and away from the property line and leave its and the other foundation to be constructed against the brick foundation of 2421, without any evidence that the foundation is lower (that is actually as shown in external photos and Sheet S4.1 to be higher (see Attachment G). This is a deception sold to DBI as the wall remaining against 2421 can be used directly to horizontally and vertically enlarge the envelope of 2417 Green or the deleted wall can be extended upward after the brick is undermined. Although demolition and excavation have commenced, none of the detailing required by the rubber stamp on Sheet S2.1 (and required by 2016 SFBC §103.5.7) has been filed with DBI and it is important to note that with P/A 2017.1002.0114 there were still no foundation information and details included. On-site subsurface and surface drainage is always noted as being "by others".

IX. Coxhead Foundation will Lose Lateral & Subjacent Support by the Project

Proceeding without existing foundation information and details for new construction using a trial and error procedure will result in undermining of the brick foundations of 2421 Green because it can be seen in the field that the new foundations for 2417 will be below the bottom of the existing foundation of the Coxhead House (photos, Attachment G).

The soils of Block 560 are generally dirty dune sand of varying depths (Karp 2009, Herzog 1997, Trans Pacific 1987). Dune sand relieved of confinement runs suddenly and can cause structural collapse rapidly if not carefully shored. Chemical grouting is now prohibited in California and cement intrusion grouting will not work due to the high percentage of fines in the sand. There are no elevations, details, or procedures on the Durkin drawings to prevent ground failure, contrary to law (Attachment I).

X. The City has Standards for Geotechnical Investigations required by Regulations.

Coupled with the failure of Planning to recognize the historic resource and to secure a proper investigation of the architectural and engineering aspects of the 2417 Green project site, instead of causing the developer to address well known site specific data and maps produced by agencies of the City & County of San Francisco (**Attachment J**), Planning enabled the developer with a faulty CatEx Determination and then approving drawings allowing damages to an historic resource. Note documentation, such as 2016 SFBC §3307 "Protection of Adjoining Property" incorporating Civil Code §832 (duty to maintain lateral and subjacent support) and §1803.5.7 "Excavation near foundations." Besides those regulations (Attachment E), DBI's "Geotechnical Report Requirements" (for permits), and the Ordinance, San Francisco's 2008 Slope Protection Act which includes maps such as URS/Blume's map "Landslide Locations-San Francisco Seismic Safety Investigation-Geologic Evaluation"; "Figure 4", which although old, has been modernized for clarity into a wall poster at the second floor of SFDBI (as noted in DBI's "Geotechnical Report Requirements") showing the project site is within zones marked "Areas of Potential Landslide Hazard" (City mapped zones of instabilities).

It is irrelevant what is supposed to be or what will be in a future slope protection map that may or may not be required to be followed. First, to a practicing geotechnical engineer all information must be considered so all landslide maps are valuable as they will lead to further investigation and second, the Slope Protection Act is a C&CSF ordinance that cannot be changed without action by the Board of Supervisors. For those who argue for self serving purposes that there is no official SPA in effect at this instant so no consideration of slope protection is necessary, SFDBI engineers and design professionals who work in San Francisco are well aware that posted on the wall on the 2nd floor of 1660 Mission Street, the Plan Review Station of SFDBI, as information available for everyone, are color enlargements of both the 1974 URS/Blume map and its 1987 successor which shows every block and lot in the City (part of Attachment I) as well as the 2008 Seismic Hazard map (which covers landsliding and liquefaction potentials due to earthquakes) and they are all noted in the C&CSF "Geotechnical Report Requirements (later part of Attachment J). Planning should have recognized that the 1/12/17 "preliminary" report they refer to in their 5/16/17 CatEx Determination was just word processing boilerplates with the singular exception (which should have triggered a warning to the engineer about a lack of shoring and underpinning on the drawings) that a portion of the 1987 DBI map showing the site was in a mapped landslide area was included (Attachments E & J).

XI. The Project's Engineers have Breached their Duty to the Public

Drawings Divis supposedly reviewed have no specifications/for shoring and underpinning. By law, bedrock support has to be determined by exploration. It has been 7½ months since the permit was issued and the owner/developer and his engineers have not complied with the laws concerning a demolition permit and protection of adjoining property. They have provided incompetent drawings

and have proceeded in a manner where several Notice of Violations have been issued.
An EIR must be ordered which will force the owner/developer to comply with CEQA to preserve the historic resource without damages. For the EIR, the owner/developer will have to commission a a boundary and topographical land survey and a proper geotechnical investigation to determine ground characteristics, the positions of the neighboring foundations, depth to bedrock, and other data required by San Francisco regulations.

XII. The Project's Developer has Circumvented City Regulations

The City adheres to constantly revised but strict geotechnical report requirements (Attachment J) which were ignored by the developer and his engineers and served to enable Planning to ignore the statutory regulations and skip over what is supposed to be performance for the public good. First, at the prodding of the developer, Planning issued a faulty CatEx Determination and second, Planning approved every single drawing that was put before the department no matter how damaging to the uphill neighbor was shown.

After neglecting to research the historic surroundings to the 2417 Green project, Planning failed miserably, apparently because of misrepresentation provided or undue influence, to request and secure the most fundamental technical information necessary to properly assess the geotechnical engineering aspects of the project. A proper report of geotechnical engineering investigation would absolutely be required for any excavation and grading project where there will be excavations into a very steep slope under a 125 year old building with brick foundations within a mapped landslide area. The 1/12/17 compilation of boilerplates and Internet print-outs (with only a specious "plan review letter" after that with nothing in between), the compilation did not include even a schematic site plan showing the proximity of the buildings, even without topography and let alone anywhere close to compliance with regulations (Attachment J). Planning, even without recognizing the historic resource in the immediate surroundings of 2417 Green, shirked their duty by not insisting on a geotechnical investigation report that minimally followed the regulations (Attachments E & J) before issuing their CatEx Determination.

XIII. The Architectural and Engineering Drawings are Deficient in Data and Design

The defect summaries (Attachment I) specific to the 4/10 and 5/5/17 Durkin drawings purportedly showing engineering for the site and building substructure submitted to the City with P/A 2017.0511.6316 (and then 2017.1002.0114 reinstating 6316) could be enlarged to fill a book of how to deceptively, and improperly, design the critical portion of a project, where the buildings have zero setback from a common property line, without even considering the uphill building is an historic resource (essentially the job of Planning before the project gets to the building department). Most cities have trained architects and planners on staff that would instantly recognize the historic importance of the Coxhead House. The fact that the architectural drawings were intentionally deceptive (no grid lines, no orientation of compass direction on elevations and sections, incomplete superposition of an illustration of the new building envelope upon the neighbor's building, ignoring the importance of the Coxhead House, failure to insist on a land survey and proper geotechnical investigation, depicting deep foundations for 2421 Green without any evidence, omitting a site plan showing spot elevations and other topography and drainage) is no excuse for the Durkins submitting universally deceptive and faulty civil engineering documents for building permits. Fundamentally, all that is needed to know is that the drawings (e.g Detail 3, Sheet S4.1) show a critical new foundation on 2417 Green that crosses the property line to be anchored in the 125 year old brick foundation of the Coxhead House (Attachments G & I). For construction, the architectural drawings were superceded by

the engineering drawings which are incompetent for evaluating potential damage to others. The intent of the Slope Protection Act (Attachment J) and data exists for the public at DBI (e.g last page of Attachment F) and all of it is important to consider by all geotechnical engineers; it is grossly incompetent to issue a plan review letter (5/10/17) enabling the building department to gloss over City regulations. In Planning's CatEx Determination, the 1/12/17 Divis compilation was referenced on 5/16/17 without regard to the fact that nothing serious about the project was in the compilation but should have been because the City's report requirements stress site specific slope and grading information as does the Slope Protection Act. Planning intimated in their CatEx Determination that the project site was investigated when it was not. Planning ignored their own map, which is posted in Planning's lobby, showing slopes more than 20%.

It is incomprehensible why Planning regarded the boilerplates and Internet print-outs as being the geotechnical investigation report required for mapped potential landslide area (which map was in the 1/12/17 document) and issued the CatEx Determination without question. For the purpose of CEQA and DBI, the 1/12/17 report is grossly superficial and defective and that should have been noticed by Planning, but they enabled DBI so the regulations fell by the wayside. It is also incomprehensible why Planning (Christopher May) approved the first set of drawings (P/A 2017.0511.6316) and then approved the second set of drawings (P/A 2017.1002.0114) to reinstate the previous P/A when the changes made to the drawings had nothing significant to do with curtailing the horizontal extension of the building and increasing the envelope to block air and light from 2421 Green (Attachments G & J).

In Planning's CatEx Determination, nobody licensed as a design professional gave references for the Determination (that there was "no possibility" of environmental impact) that was granted after a superficial inquiry by staff. Planning should have known the compilation report did not approach minimum ASCE Standards for site investigations (ASCE 1976) and of course DBI's report requirements (Attachment J) which are primarily directed to excavations and grading of slopes and foundations in slopes, and they do not meet standards set forth in the California Building Code as adopted to be the San Francisco Building Code tri-annually by C&CSF. Notably, the 2016 CBC/SFBC introduces (the bar in the margin indicates the regulation was adopted since 2013) a new separate section, §1803.5.7 entitled "Excavation near foundations." (Part of Attachment E) which is so important to this matter that it must be quoted.

> §1803.5.7. "Excavation near foundations. Where excavation will reduce support from any foundation, a registered design professional shall prepare an assessment of the structure as determined from examination of the structure, the review of available design documents and, if necessary, excavation of test pits. The registered design professional shall determine the requirements for underpinning and protection and prepare site-specific plans, details and sequence of work for submission. Such support shall be provided by underpinning, sheeting and bracing, or by other means accaptable to the building official."

There is no site plan in the 1/12/17 compilation adopted by Planning. There was no geotechnical investigation. There are no diagrams and observation/test results of rock and soil in the permit documents. Steepness of the site is not addressed and there is nothing about existing foundation depths on the common property line and ground characteristics such as density and grain size and groundwater. The drawings have ridiculous notes on them e.g. "drainage by others"; like who other than the construction permit holder, Planning? There are no recommendations for design and construction of foundation protection for the historic resource relevant to the brick foundations and in-situ dune sand. Why would Planning approve the drawings, and do that multiple times?

The exemption for an activity specifically does not apply if the activity may have an impact on an environmental resource of "hazardous or critical concern where designated by, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies." 14 Cal Code Regs §15300.2(a) (Attachment B). The regulations prohibit approval without compliance with them (Attachment J).

Locations in potential landslide areas (as the site is situated) are usually especially meaningful for geotechnical engineers where landsliding is likely to occur in steep slopes that are proposed for excavation and grading. Competent engineers recognize the very real potential loss of lateral and subjacent support on hillsides for land above, and, as change in groundwater regime accompanies excavation, as being critical. Geotechnical maps are as precise as can exist under standards for such engineering, and as the area marked for potential landslides has been on the maps for more than 40 years makes the point of CEQA being particularly applicable for the subject project.

XIV. CEQA Prohibits "Piecemeal" Projects Resulting in Cumulative Effects

Planning's CatEx Determination circumvents cumulative and compound evidence of requirements for an environmental review for this project, and presentation of the project (and handling by SFPD) which is obviously a CEQA prohibited "piecemeal" approach, 14 Cal Code Regs §15303(a), to a project that is intended to follow the architectural drawings that show, even though they are deceptive to the casual viewer, extension of the envelope of 2417 Green to block air and light and view to and from the Coxhead House. Planning has no qualified staff to opine on the integration of architectural and engineering aspects of the project (there are no licensed architects or engineers or other licensed design professionals such as land surveyors on staff). Licensure, not fancy in-house titles to give importance and supplement wages, is evidence of qualification under California's Business & Professions Code.

XV. The City Must Order an EIR

This report is based on evidence contained in the records of San Francisco's City Planning Department that has been either ignored, misinterpreted, or misunderstood. The record, considered in its entirety, contains substantial evidence to support a fair argument that the project may have a significant effect on the environment that can only be avoided by scaling back the 2417 project to eliminate any encroachment into the air space along the east elevation of the Coxhead House.

The initial permit for construction, issued 2 days after Planning's Categorical Exemption Determination", was based on drawings that did not contain designs based on the regulations codified and required by the City & County of San Francisco. One of the reasons the drawings were approved for construction is that Planning pre-approved the architectural design and then approved the engineering drawings for 2417 Green, by signing rubber stamp imprints on the drawings, that authority based on a faulty Categorical Exemption Determination which effectively removed any environmental review of the surroundings, particularly the Coxhead House which Planning gave no recognition, which happened to be a contiguous and uphill historical resource. Those regulations are for the purpose of protecting neighboring properties; they were garnered from a history of more than 100 years of problematical property line construction projects.

This project requires an environmental review of the 2417 Green project. An EIR will report on the planned architectural interference with the appearance and function of the historic resource, and the EIR will report on the engineering defects in preserving and protecting the the historic resource.

XVI. Summary & Conclusion

In my professional opinion, gathered by over 50 years involvement in geotechnical (soil and foundation) engineering in San Francisco, if the subject project is implemented without a proper and complete environmental review, which only an independent EIR under CEQA can provide, there is a severe potential for significant environmental impact to result from the project which will be cumulative.

The potential exists during construction of foundations for the underground garage and basement for 2417 Green and the cumulative impacts of altering and enlarging the building envelope of 2417 Green to obstruct views to and from the contiguous resource, the Coxhead House at 2417 Green and to irreparably undermine and damage the foundations of this historic resource.

If development of 2417 Green were to proceed, it must be scaled back and adjusted to be compliant with the neighborhood consistent with recognition by the City of the historical value of the Coxhead House. A full, competent engineering design, based on the C&CSF regulations, must be completed to be reviewed by experts within an Environmental Impact Report ordered by the Board of Supervisors.

Yours truly,

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List of Attachments

A. CEQA Categorical Exemption Determination with Preservation Team Review Form (annotated with highlights of questionable entries)

B. CEQA (14 Cal Codes Regs §15300.2[c & f]) re: Categorical Exemptions prohibited for projects with significant environmental effects and historic resources, CEQA (14 Cal Codes Regs §15064.5[b][1]) re: Alteration to historical resource or to immediate surroundings such that the significance of an historical resource would be materially impaired, and California Office of Historic Preservation re: CEQA: "Historical resources are considered part of the environment and are subject to review under CEQA."

C. Architectural drawings for "Existing" and "Proposed" floor plans for 2417 Green, with "Proposed" plans annotated with red lines showing the extent of the horizontal additions that block views to and from the Coxhead House.

D. Architectural drawings for "Existing" and "Proposed" sidewall elevations for 2417 Green, with "Proposed" plans annotated with yellow highlighting showing the locations where the "proposed" increase in the 2417 Green envelope encroaches into the "Existing" views to and from the Coxhead House and showing where the brick foundations of the Coxhead House are in peril from the 2417 construction.

E. Sections from the 2016 City & County of San Francisco Building Code: §3307 "Protection of Adjoining Property" incorporating Civil Code §832 (duty to maintain lateral and subjacent support) and §1803.5.7 "Excavation near foundations." (Registered design professional must assess structure and prepare site specific plans for underpinning and protection plans and details with sequencing for submission to the building department.)

F. All paperwork generated by Christian Divis: 1/12/17 "Preliminary" report (boilerplates and Internet print-outs) that Planning depended upon for their 5/16/17 CatEx Determination, 5/10/17 plan review letter, and page from DBI Soil Report Index showing no Divis report of geotechnical investigation on file with the City (P/A submissions state there is a 4/8/17 report of geotechnical investigation but there are no indications on the drawings of underpinning and shoring as required by SFBC §1803.5.7.

G. Photographs of Coxhead House brick foundations, excavation past the brick foundation for 2417 Green, and enlargement from a 5/5/17 drawing, Sheet S4.1, for 2417 Green showing new foundation for 2417 Green used to extend the building horizontally has been modified to show, supposedly, the wall is being deleted, but the wall against the neighbor, and actually below the foundation of the Coxhead House, is left in place to extend the building later. This deception, under P/A 2017.1002.0114, satisfied Planning and DBI.

H. 2417 Green's Permit Applications to DBI: 2017.0411.3654 (exploratory excavations), 2017.0511.6316 and 2017.1002.0114 (based on 4/10 and 5/5/17 drawings submitted with applications which have been suspended and reinstated).

I. Excerpts of drawings by Engineer Durkin the owner/developer Durkin submitted for permit. The drawings do not have any specifications or details for protecting, underpinning and shoring or bracing the neighbor's building as required by 2016 SFBC §3307 "Protection of Adjoining Property" incorporating Civil Code §832 (duty to maintain lateral and subjacent support) and §1803.5.7 "Excavation near foundations." A detail shown on Sheet S4.1 shows a proposed foundation for 2417 Green encroaching into the neighboring property by being anchored past the property line.

J. DBI's "Geotechnical Report Requirements", includes SBBC's Slope Protection Act which refers to maps such as the original URS/Blume's map "Landslide Locations-San Francisco Seismic Safety Investigation-Geologic Evaluation, Figure 4" (and "successor maps"), which although aged, has been modernized for clarity into a wall poster at the second floor of SFDBI (as noted in the report requirements"), color coded "Blue: Outline of Slide Areas and Red: Areas of Potential Landslide Hazard" showing the project site is within a "Potential Landslide Hazard Area" (City mapped zones of instabilities); and C&CSF 1987 map showing all blocks and lots color coded "red" for landslide areas.

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ATTACHMENT A

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2417 Green Street		0560/028	
Case No.	Permit No.	Plans Dated	
2017-002545ENV		2/10/2017	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Alterations to an existing four-story-over-basement single-family residence with one vehicle parking space. Excavate to add two vehicle parking spaces. Three-story rear addition. Facade alterations and foundation replacement. Lower existing building.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**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. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class___

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**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)? *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)*
☑	**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. *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).
☐	**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?
☑	**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)*
☐	**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)*
☑	**Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.</u>	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling Date: 2017.03.20 15:42:48 -07'00'	
No archeological effects. Sponsor enrolled in DPH Maher program. Project will follow recommendations of 1/12/17 Divis Consulting preliminary geotechnical report.	

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

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

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

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	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.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	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.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☐	9. Other work that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* _____
☑	10. **Reclassification of property status.** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ☐ Reclassify to Category A ☑ Reclassify to Category C a. Per HRER dated: 5/10/17 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**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: Shelley Caltagirone Digitally signed by Shelley Caltagirone Date: 2017.05.16 13:43:40 -07'00'

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

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Shelley Caltagirone	**Signature:** Shelley Caltagirone Digitally signed by Shelley Caltagirone Date: 2017.05.16 13:44:01 -07'00'
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

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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/4/2017

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	2417 Green Street	
Block/Lot:	Cross Streets:	
0560/028	Pierce and Scott Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2017.002545ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
◉ CEQA	○ Article 10/11	○ Preliminary/PIC	◉ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/10/17

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

Submitted: Historic Resource Evaluation report prepared by Tim Kelley Consulting, April 2017

Proposed Project: Expansion of garage; 3 story horizontal rear addition; alterations to front facade and roof; excavation and foundation replacement; lowering building; and interior remodel. The project appears to be a de facto demolition per PC Section 1005(f).

PRESERVATION TEAM REVIEW:

Category:	○ A	○ B	◉ C

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: ○ Yes ◉ No	Criterion 1 - Event: ○ Yes ◉ No
Criterion 2 -Persons: ○ Yes ◉ No	Criterion 2 -Persons: ○ Yes ◉ No
Criterion 3 - Architecture: ○ Yes ◉ No	Criterion 3 - Architecture: ○ Yes ◉ No
Criterion 4 - Info. Potential: ○ Yes ◉ No	Criterion 4 - Info. Potential: ○ Yes ◉ No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	◉ N/A
CEQA Material Impairment to the individual historic resource:	○ Yes	◉ No	
CEQA Material Impairment to the historic district:	○ Yes	◉ No	
Requires Design Revisions:	○ Yes	◉ No	
Defer to Residential Design Team:	○ Yes	◉ No	

PRESERVATION TEAM COMMENTS:

The building at 2417 Green Street was built circa 1905 and was first owned by Lonella H. Smith. Louis B. Floan was to contractor for the building, but no architect was identified. The property is located on the south side of the street between Pierce and Scott Street in the Pacific Heights neighborhood. It is a rectangular plan, three-story-over-basement, wood-frame, single-family residence with a side-facing gable roof and shingle and brick cladding. The building has been altered, including the insertion of a garage with concrete cladding, replacement of the front entry porch, and replacement of the upper floor windows. The building retains some characteristics of the First Bay Tradition style, including the simple wall surface, wood singles, and small scale ornamentation.

Based on the information provided in the Historic Resource Evaluation report prepared by Tim Kelley Consulting (December 2016), the Department finds that the subject property does not appear to be eligible for inclusion on the California Register either as an individual historic resource or as a contributor to a historic district. There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the property was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. No significant historical figures are associated with the property. Lastly, the property does not significantly embody the distinctive characteristics of the First Bay Tradition style; it is not the work of a master architect; and, it does not possess high artistic values. Furthermore, the property is not located within a California Register-eligible historic district. The consultant found no cohesive collection of buildings in the immediate area that would indicate a possible district. The nearest historic district is the Pacific Heights Historic District, which captures buildings to the south and west of the subject building. 2417 Green Street would not contribute to this district since the subject building and its immediate neighbors to the east are not associated with the architectural significance of the district. The district is characterized by large, formal, detached dwellings, typically designed by master architects and displaying a high level of architectural detailing and materials. The subject building is builder-designed and displays a relatively vernacular style. While the properties to the west of 2417 Green Street may be eligible for inclusion in the district, the subject building does not contribute to the Pacific Heights Historic District. The proposed project would have no adverse impact to historic resources as the subject building is not a historic resource and is not located within a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
[signature]	5/10/2017

ATTACHMENT B

CEQA The California Environmental Quality Act

Title 14. California Code of Regulations
Chapter 3. Guidelines for Implementation of the California Environmental Quality Act

Article 19. Categorical Exemptions

Sections 15300 to 15333

15300. Categorical Exemptions

Section 21084 of the Public Resources Code requires these Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

In response to that mandate, the Secretary for Resources has found that the following classes of projects listed in this article do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.1. Relation to Ministerial Projects

Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. Since ministerial projects are already exempt, categorical exemptions should be applied only where a project is not ministerial under a public agency's statutes and ordinances. The inclusion of activities which may be ministerial within the classes and examples contained in this article shall not be construed as a finding by the Secretary for Resources that such an activity is discretionary.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.2. Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings,

or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084 and 21084.1, Public Resources Code; *Wildlife Alive v. Chickering* (1977) 18 Cal.3d 190; *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 925; *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810; *Association for the Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720; and *Baird v. County of Contra Costa* (1995) 32 Cal.App.4th 1464

Discussion: In *McQueen v. Mid-Peninsula Regional Open Space* (1988) 202 Cal. App. 3d 1136, the court reiterated that categorical exemptions are construed strictly, shall not be unreasonably expanded beyond their terms, and may not be used where there is substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment.

Public Resources Code Section 21084 provides several additional exceptions to the use of categorical exemptions. Pursuant to that statute, none of the following may qualify as a categorical exemption: (1) a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a scenic highway (this does not apply to improvements which are required as mitigation for a project for which a negative declaration or EIR has previously been adopted or certified; (2) a project located on a site included on any list compiled pursuant to Government Code section 65962.5 (hazardous and toxic waste sites, etc.); and (3) a project which may cause a substantial adverse change in the significance of a historical resource.

15300.3. Revisions to List of Categorical Exemptions

A public agency may, at any time, request that a new class of categorical exemptions be added, or an existing one amended or deleted. This request must be made in writing to the Office of Planning and Research and shall contain detailed information to support the request. The granting of such request shall be by amendment to these Guidelines.

Note: Authority cited: Section 21083. Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.4. Application By Public Agencies

Each public agency shall, in the course of establishing its own procedures, list those specific activities which fall within each of the exempt classes, subject to the qualification that these lists must be consistent with both the letter and the intent expressed in the classes. Public agencies may omit from their implementing procedures classes and examples that do not apply to their activities, but they may not require EIRs for projects described in the classes and examples in this article except under the provisions of Section 15300.2.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15301. Existing Facilities

WESTLAW California Code of Regulations

§ 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.
14 CA ADC § 15064.5
BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations Currentness
Title 14. Natural Resources
Division 6. Resources Agency
Chapter 3. Guidelines for Implementation of the California Environmental Quality Act
Article 5. Preliminary Review of Projects and Conduct of Initial Study

14 CCR § 15064.5

§ 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical

resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

(5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.

(c) CEQA applies to effects on archaeological sites.

(1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subdivision (a).

(2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

(3) If an archaeological site does not meet the criteria defined in subdivision (a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to de- termine whether the project location contains unique archaeological resources.

(4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code section 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission." Action implementing such an agreement is exempt from:

(1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).

(2) The requirements of CEQA and the Coastal Act.

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21083.2, 21084 and 21084.1, Public Resources Code; and Citizens for Responsible Development in West Hollywood v. City of West Hollywood (1995) 39 Cal.App.4th 490.

HISTORY

1. New section filed 10-26-98; operative 10-26-98 pursuant to Public Resources Code section 21087 (Register 98, No. 44).

2. Change without regulatory effect amending subsections (c)(1), (c)(3), (d) and (e)(1)(B)2.-3. and amendingNote filed 10-6-2005 pursuant to section 100, title 1, California Code of Regulations (Register 2005, No. 40).

This database is current through 12/22/17 Register 2017, No. 51

14 CCR § 15064.5, 14 CA ADC § 15064.5

END OF DOCUMENT

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Office of Historic Preservation 1/3 1/2 page_id=23110)

California Environmental Quality Act (CEQA)

CEQA Basics

The California Environmental Quality Act (CEQA). (https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I95DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))has a number of functions; two major functions are described here. One is to provide decision makers with information about the environmental impacts of projects prior to granting approval. The second is to allow the public to comment on the impacts of projects in their community. Through the comment process, citizens can help projects avoid and minimize impacts by developing project alternatives and mitigation measures.

Just because significant environmental impacts are identified, CEQA does not require that projects be denied. That decision to approve or deny is left to elected officials or appointed decision makers. It is important for concerned citizens to participate in the CEQA comment process if they want to play a role. Without public participation, decision makers will find it difficult determining what a tolerable or intolerable environmental impact looks like in their community.

Local governments with a permit approval (cities, counties, special districts) are referred to in CEQA as "Lead Agencies" and are tasked under CEQA with carrying out the environmental impact analysis. Once a lead agency has acted, the citizen or other entity must turn to the courts to determine the adequacy of the CEQA document.

Historical resources (buildings, structures, or archeological resources) are considered part of the environment and are subject to review under CEQA. Please contact the OHP if you have questions about how to participate in the CEQA process or how to identify and evaluate historical resources during an environmental impact analysis.

CEQA is encoded in Sections 21000 et seq of the Public Resources Code (PRC) with Guidelines for implementation codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq (http://resources.ca.gov/ceqa/guidelines/art1.html)., requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment. State owned properties are subject to the provisions of Public Resources Code Section 5024 and 5024.5 (../../pages/1071/files/public%20resources%20code%205024.pdf).

Historical resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment. The definition of "historical resources" is contained in Section 15064.5 of the CEQA Guidelines.

CEQA Guidelines (https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I95DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))

Public Resources Code Section 21083.2-21084.1 (../../pages/1054/files/public%20resources%20code.pdf)

Public Resources Code Section 5024 (../../pages/1071/files/public%20resources%20code%205024.pdf)

CEQA Process Flowchart (../../pages/1071/files/ceqa_flow_chart.pdf)

AB52 Tribal Cultural Resources and CEQA

Office of Planning and Research Technical Advisory - AB52 and Tribal Cultural Resources in CEQA (http://nahc.ca.gov/wp-content/uploads/2017/06/Technical-Advisory-AB-52-and-Tribal-Cultural-Resources-in-CEQA.pdf)

Office of Planning and Research - Tribal Cultural Resources and CEQA (https://www.opr.ca.gov/s_ab52.php)

CEQA Appendix G Checklist with AB 52 Changes (http://opr.ca.gov/docs/Appendix_G_AB_52_Update_2016.pdf)

Native American Heritage Commission - The Basics of Protecting Tribal Cultural Resources Under AB 52 (http://nahc.ca.gov/2017/04/the-basics-of-protecting-tribal-cultural-resources-under-ab-52-the-california-environmental-quality-act-ceqa-a-training-for-tribes-presentations/)

CEQA Q & A

When does CEQA apply? (?page_id=21723)

What is the CEQA review process and who initiates it (?page_id=21722)?

What is the California Register and what does it have to do with CEQA? (?page_id=21724)

Are archaeological sites part of the California Register? (?page_id=21725)

What is substantial adverse change to a historical resource? (?page_id=21726)

How can substantial adverse change be avoided or mitigated? (?page_id=21727)

What are exemptions under CEQA and how are they used? (?page_id=21728)

What are local CEQA Guidelines? (?page_id=21729)

Who ensures CEQA is being followed properly? (?page_id=21730)

How should a citizen approach advocating for historical resources under CEQA? (?page_id=21731)

What information is useful to have when contacting OHP about a CEQA project? (?page_id=21732)

This information is intended to merely illustrate the process outlined in CEQA statute and guidelines relative to historical and cultural resources. These materials on CEQA and other laws are offered by the State Office of Historic Preservation for informational purposes only. This information does not have the force of law or regulation and should not be cited in legal briefs as the authority for any proposition. In the case of discrepancies between the information provided on this website and the CEQA statute or guidelines, the language of the CEQA statute and Guidelines (PRC Section 21000 et seq. and 14 CCR Section 15000 et seq.) is controlling. Information contained in this site does not offer nor constitute legal advice. You should contact an attorney for technical guidance on current legal requirements.

CEQA Case Studies

The California Office of Historic Preservation comments on CEQA documents as an authority on historic and cultural resources. The publications below use case studies taken from environmental documents produced in California to help environmental analysts and lead agencies understand historical and cultural resource identification and evaluation.

Volume I: How to Identify and Evaluate Historic and Cultural Landscapes (../../pages/1071/files/ceqa%20significant%20impacts%20cultural%20landscapes%20vi.pdf)

Volume II: Consider the Whole Action: How to Avoid Segmenting (../../pages/1071/files/ceqa%20how%20to%20avoid%20segmenting%20cs%20v-ii.pdf)

Volume III: Using Discretion to Identify Historic Resources (../../pages/1071/files/ceqa%20case%20studies%20-%20identification.pdf)

Volume IV: Infill Development Projects: understanding Impacts to Historical Resources (../../pages/1071/files/iv%20urban%20infill.pdf)

Volume V: Understanding Identifiation of Historical Resources (../../pages/1071/files/v%20understanding%20identification.pdf)

Volume VI: Understanding the 50-year Threshold (../../pages/1071/files/VI Understanding the 50-year Threshold.pdf)

RELATED PAGES

Section 106 - Federal Agency Compliance (/?page_id=1071)

American Recovery Act & Section 106 Reviews (/?page_id=28035)

The FCC & Section 106 Review (/?page_id=28034)

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CEQA LINKS

"CEQA: Where to Start?" (../../pages/1071/files/ceqa.pdf)

CEQA Guidelines (https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I95DAAA70D48811DE8C02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))

California Register of Historical Resources (?page_id=21238)

Office of Planning & Research/State Clearinghouse (http://opr.ca.gov/)

PRC 5024 & 5024.5 - State Agency Compliance (?page_id=27964)

Section 106 - Federal Agency Compliance (?page_id=1071)

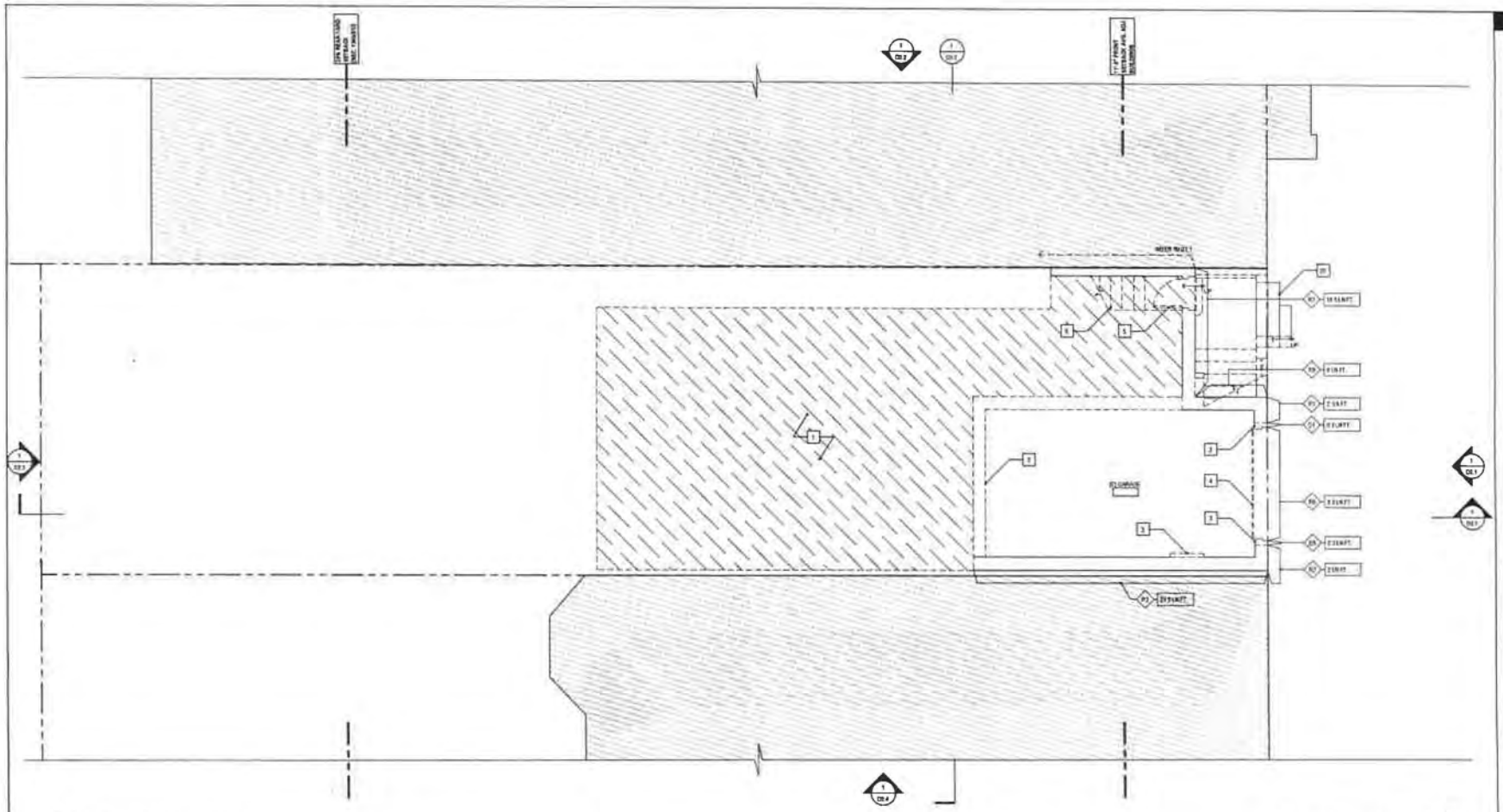
Address: 1725 23rd Street, Suite 100, Sacramento, CA 95816

Public Information Inquiries: (916) 445-7000

Email:

Select Language | ▼

ATTACHMENT C



1 EXISTING/DEMOLITION BASEMENT PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.8 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM (R) WORK
2. REMOVE (E) FLOOR/ROOF ASSEMBLY TO PERFORM (R) WORK
3. REMOVE (E) WALL ASSEMBLY AS REQUIRED TO PERFORM (R) WORK
4. REMOVE (E) GARAGE DOOR
5. REMOVE (E) DOOR
6. REMOVE (E) STAIR
7. REMOVE (E) MECHANICAL EQUIPMENT
8. REMOVE (E) FIREPLACE
9. REMOVE (E) WINDOW ASSEMBLY
10. REMOVE (E) GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE (E) PLUMBING FIXTURE
13. REMOVE (E) CASEWORK
14. REMOVE (E) DORMER
15. REMOVE (E) CHIMNEY
16. (E) ROOF TO BE REMOVED BE. CHY
17. (E) ROOF ABOVE
18. (E) ROOF TO REMAIN
19. (E) FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING
20. (E) STEPS TO REMAIN

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

	LINEAR FEET OF WALL (R = REMAIN, D=DEMOLISHED)														
	R1	R2	R3	R4	R5	R6	R7	R8	TOTAL R*	D1	D2	D3	D4	D5	TOTAL D*
FRONT FACADE - EXISTING TO REMAIN	7	7	-	-	-	8.5	10.5	-	23.8 (67.1%)						
FRONT FACADE - EXISTING TO BE REMOVED										8.5		-		3.5	8.5 (7.5%)
REAR FACADE - EXISTING TO REMAIN									0 (0%)						
REAR FACADE - EXISTING TO BE REMOVED											11.2	-	13.5		24.4 (100%)
% OF REAR & FRONT FACADE									23.8 (49%)						25 (67%)
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	7	7	34	50.7	40.8	8.5	10.5	8	175 (79%)						
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										8.5	11.2	8.5	13.5	8.5	53.5 (21%)
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									135 (79%)						53.5 (21%)

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSET ARCHITECTS

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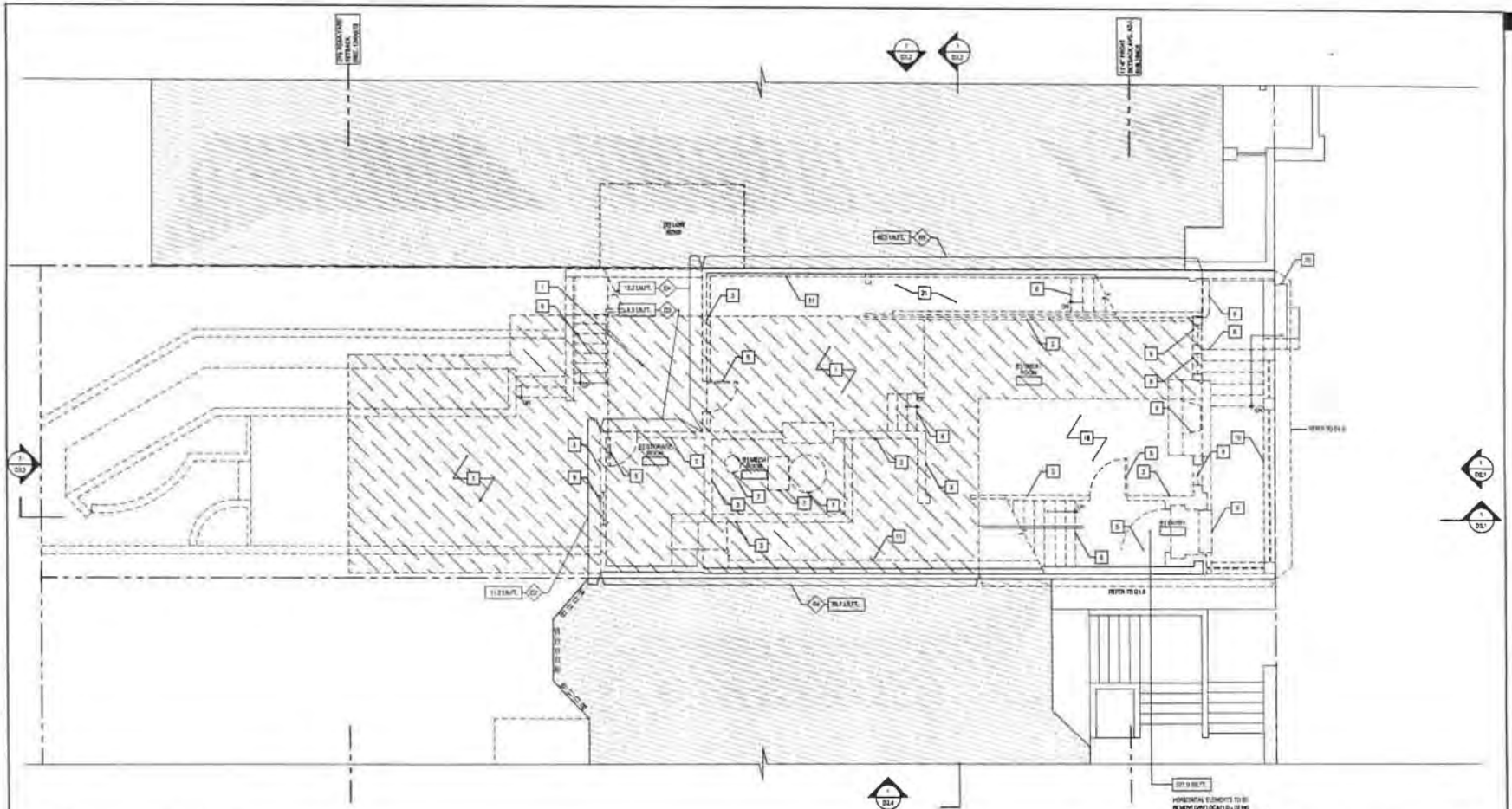
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION BASEMENT PLAN

Sheet Number

D1.0



1 EXISTING/DEMOLITION FIRST FLOOR PLAN

GENERAL PLAN NOTES

1. SEE ALL KEY NOTES AREA LISTED ON EVERY SHEET.
2. REFER TO ALL SECTION SHEET FOR DEMOLITION CALCULATIONS.

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM (N) WORK
2. REMOVE (E) FLOOR/ROOF ASSEMBLY TO PERFORM (N) WORK
3. REWORK (E) WALL ASSEMBLY AS REQUIRED TO PERFORM (N) WORK
4. REMOVE (E) GARAGE DOOR
5. REMOVE (E) DOOR
6. REMOVE (E) STAIR
7. REMOVE (E) MECHANICAL EQUIPMENT
8. REMOVE (E) FIREPLACE
9. REMOVE (E) WINDOW ASSEMBLY
10. REMOVE (E) GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE (E) PLUMBING FIXTURE
13. REMOVE (E) CASEWORK
14. REMOVE (E) DORMER
15. REMOVE (E) CHIMNEY
16. (E) ROOF TO BE REMOVED BELOW
17. (E) ROOF ABOVE
18. (E) ROOF TO REMAIN
19. (E) FLOOR ASSEMBLY INCLUDED IN THE AFPC SECTION 317 & 2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS PRELOCATION IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. (E) EIFS TO REMAIN
21. EXCAVATE AS REQUIRED TO PERFORM (R) WORK AT SIDE PROPERTY LINE

DEMOLITION CALCULATIONS - PLANNING CODE SEC. 317.b.2.B

	(REAR TEST OF WALL, (Per REAR, Sw=SHEARING)															
	F1	R2	R3	R4	R5	R6	R7	R8	TOTAL SF	D1	D2	D3	D4	D5	D6	TOTAL SF
FRONT FACADE - EXISTING TO REMAIN	1	1	–	–	–	8.7	10.5	–	20.8 (87.3%)							
FRONT FACADE - EXISTING TO BE REMOVED										4.2		–		4.3	4.3 (12.3%)	
REAR FACADE - EXISTING TO REMAIN									0 (0%)							
REAR FACADE - EXISTING TO BE REMOVED											11.2	–	12.3		23.4 (100%)	
% OF REAR & FRONT FACADE									20.8 (47%)						23.4 (53%)	
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	1	1	1%	10.7	10.3	8.2	10.3	8	57.5 (74%)					–		
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										8.2	11.2	8.2	12.3	8.3	20.1 (26%)	
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									57.5 (74%)						20.1 (26%)	

2417 GREEN STREET

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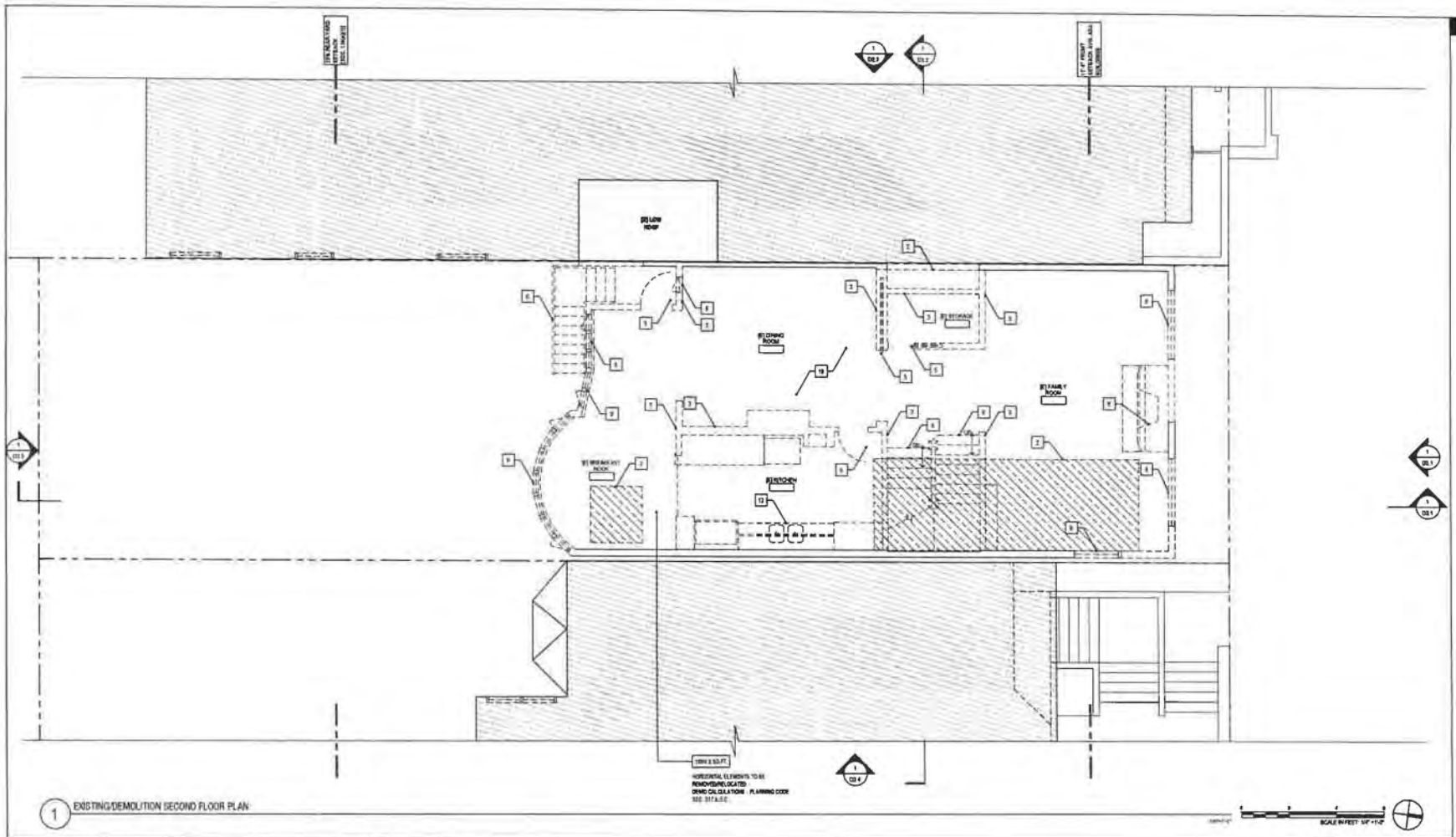
Job No.	1611.12	
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02.10.17
	PRE-APPLICATION PLAN REVIEW	02.24.17
	PROJECT REVIEW MEETING SET	03.14.17
	DATE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION FIRST FLOOR PLAN

Sheet Number

D1.1



1 EXISTING/DEMOLITION SECOND FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO AS SHOWN SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM (N) WORK
2. REMOVE (E) FLOOR/ROOF ASSEMBLY TO PERFORM (N) WORK
3. REMOVE (E) WALL ASSEMBLY AS REQUIRED TO PERFORM (N) WORK
4. REMOVE (E) GARAGE DOOR
5. REMOVE (E) DOOR
6. REMOVE (E) STAIR
7. REMOVE (E) MECHANICAL EQUIPMENT
8. REMOVE (E) FIREPLACE
9. REMOVE (E) WINDOW ASSEMBLY
10. REMOVE (E) GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE (E) PLUMBING FIXTURE
13. REMOVE (E) CASEWORK
14. REMOVE (E) DORMER
15. REMOVE (E) CHIMNEY
16. (E) ROOF TO BE REMOVED BELOW
17. (E) ROOF ABOVE
18. (E) ROOF TO REMAIN
19. (E) FLOOR ASSEMBLY INCLUDED IN THE SPEC SECTION 317 A.S.C. DEMOLITION CALCULATIONS ON SHEET A.S.C. BASED ON ITS RELOCATION IN ASSOCIATION WITH THE LOWERING OF THE BUILDING
20. (E) STEPS TO REMAIN

2417 GREEN STREET

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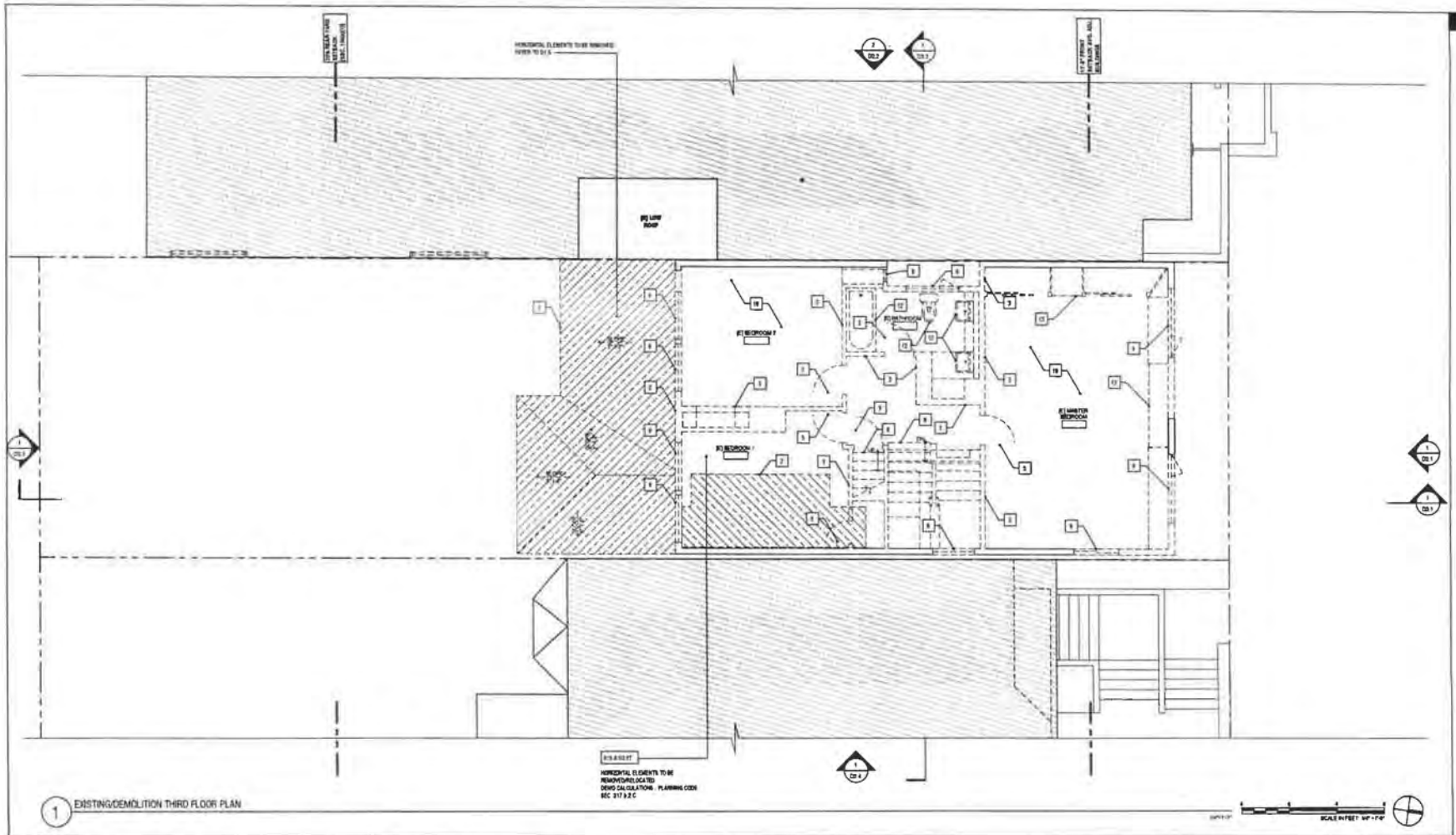
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION SECOND FLOOR PLAN

Sheet Number

D1.2



1 EXISTING/DEMOLITION THIRD FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO AS 2 OVER SHEET FOR DEMOLITION CALCULATIONS

☐ EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM (N) WORK
2. REMOVE (E) FLOOR/ROOF ASSEMBLY TO PERFORM (N) WORK
3. REMOVE (E) WALL ASSEMBLY AS REQUIRED TO PERFORM (N) WORK
4. REMOVE (E) GARAGE DOOR
5. REMOVE (E) DOOR
6. REMOVE (E) STAIR
7. REMOVE (E) MECHANICAL EQUIPMENT
8. REMOVE (E) FIREPLACE
9. REMOVE (E) WINDOW ASSEMBLY
10. REMOVE (E) GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE (E) PLUMBING FIXTURE
13. REMOVE (E) CASEWORK
14. REMOVE (E) DORMER
15. REMOVE (E) CHIMNEY
16. (E) ROOF TO BE REMOVED BELOW
17. (E) ROOF ABOVE
18. (E) ROOF TO REMAIN
19. (E) FLOOR ASSEMBLY INCLUDED IN THE SPEC SECTION 317 & 2 C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON THE PROJECT TRIP IN ASSOCIATION WITH THE LOWERING OF THE BUILDING
20. (E) STEPS TO REMAIN

2417 GREEN STREET

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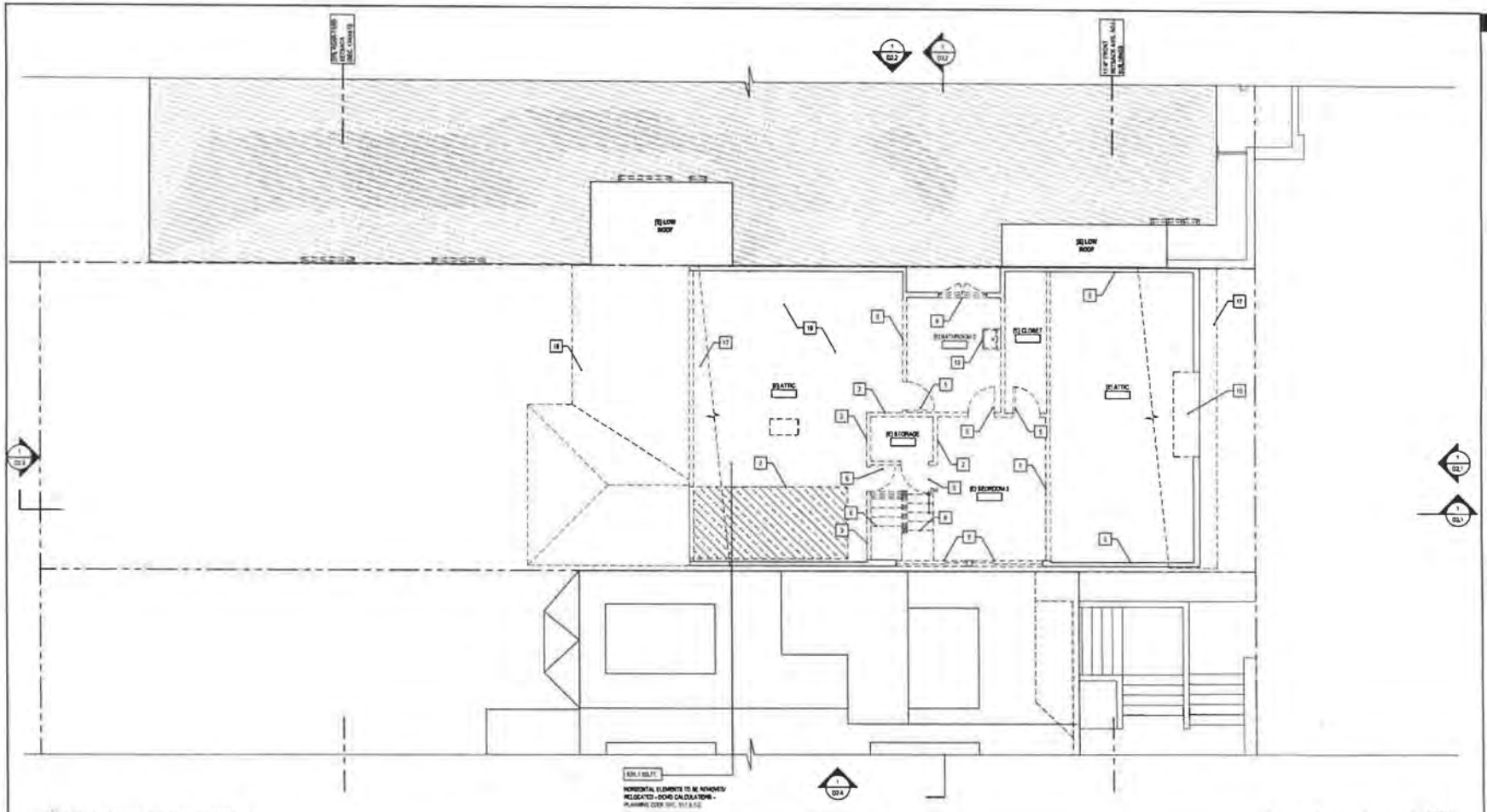
Job No.	10113
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION THIRD FLOOR PLAN

Sheet Number

D1.3



1 EXISTING/DEMOLITION FOURTH FLOOR PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO ALL COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM (N) WORK
2. REMOVE (E) FLOORING ASSEMBLY TO PERFORM (N) WORK
3. REMOVE (E) WALL ASSEMBLY AS REQUIRED TO PERFORM (N) WORK
4. REMOVE (E) GARAGE DOOR
5. REMOVE (E) DOOR
6. REMOVE (E) STAIR
7. REMOVE (E) MECHANICAL EQUIPMENT
8. REMOVE (E) FIREPLACE
9. REMOVE (E) WINDOW ASSEMBLY
10. REMOVE (E) GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE (E) PLUMBING FIXTURE
13. REMOVE (E) CASEWORK
14. REMOVE (E) DORMER
15. REMOVE (E) CHIMNEY
16. (E) ROOF TO BE REMOVED BELOW
17. (E) ROOF ABOVE
18. (E) ROOF TO REMAIN
19. (E) FLOOR ASSEMBLY INCLUDED IN THE BPC SECTION 317.6.5.2 DEMOLITION CALCULATIONS ON SHEET A.0.3 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING
20. (E) STEPS TO REMAIN

2417 GREEN STREET

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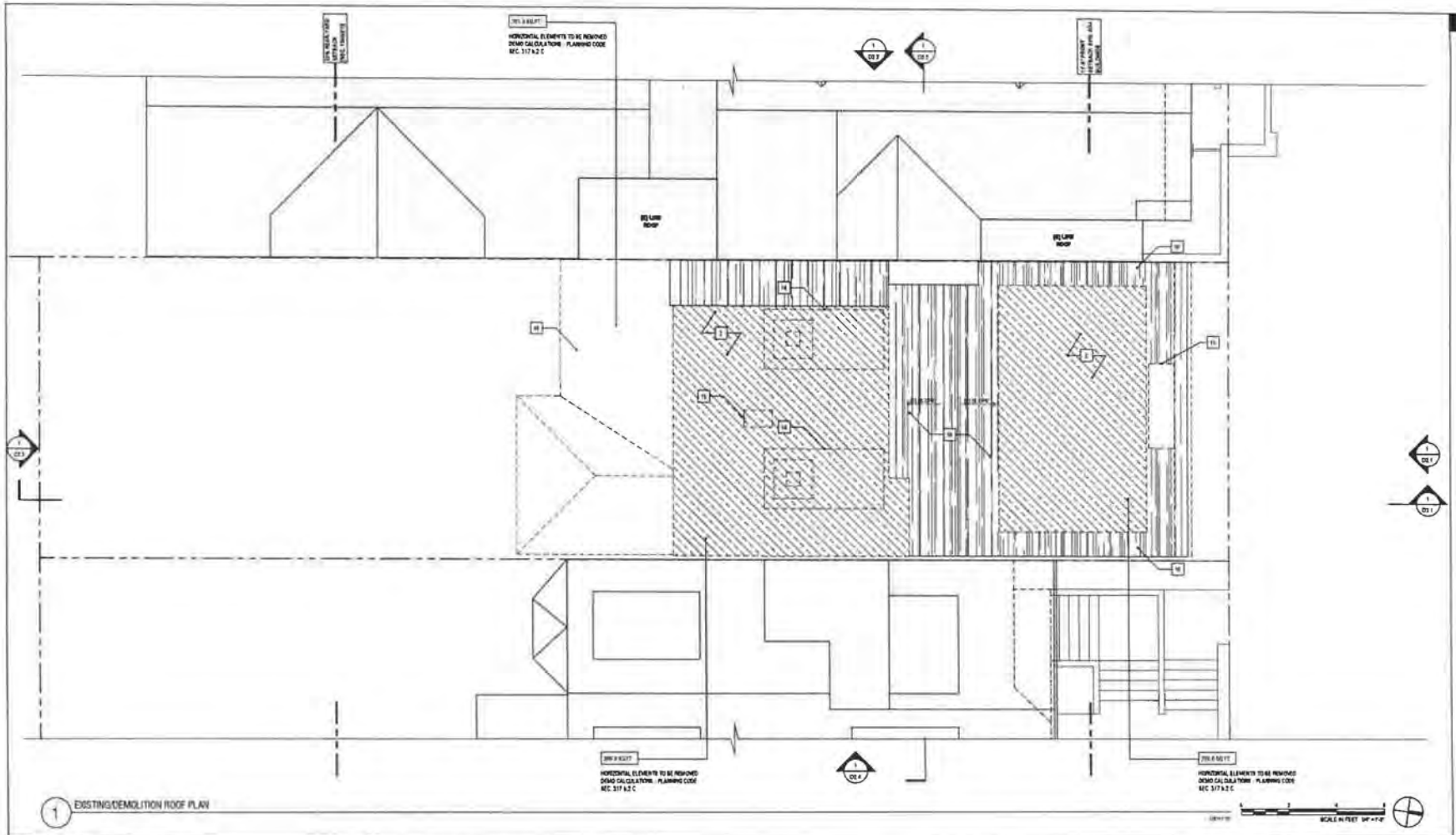
Job No.	18112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION FOURTH FLOOR PLAN

Sheet Number

D1.4



1 EXISTING/DEMOLITION ROOF PLAN

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO A0.3 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

1. EXCAVATE AS REQUIRED TO PERFORM (N) WORK
2. REMOVE (E) FLOOR/ROOF ASSEMBLY TO PERFORM (N) WORK
3. REMOVE (E) WALL ASSEMBLY AS REQUIRED TO PERFORM (N) WORK
4. REMOVE (E) GARAGE DOOR
5. REMOVE (E) DOOR
6. REMOVE (E) STAIR
7. REMOVE (E) MECHANICAL EQUIPMENT
8. REMOVE (E) FIREPLACE
9. REMOVE (E) WINDOW ASSEMBLY
10. REMOVE (E) GUARDRAIL
11. REMOVE INTERIOR WALL FINISH
12. REMOVE (E) PLUMBING FIXTURE
13. REMOVE (E) CABINWORK
14. REMOVE (E) DORMER
15. REMOVE (E) CHIMNEY
16. (E) ROOF TO BE REMOVED BELOW
17. (E) ROOF ABOVE
18. (E) ROOF TO REMAIN
19. (E) FLOOR ASSEMBLY INCLUDED IN THE BPC SECTION 317 & 2.C DEMOLITION CALCULATIONS ON SHEET A 0.3 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING
20. (E) STEPS TO REMAIN

2417 GREEN STREET

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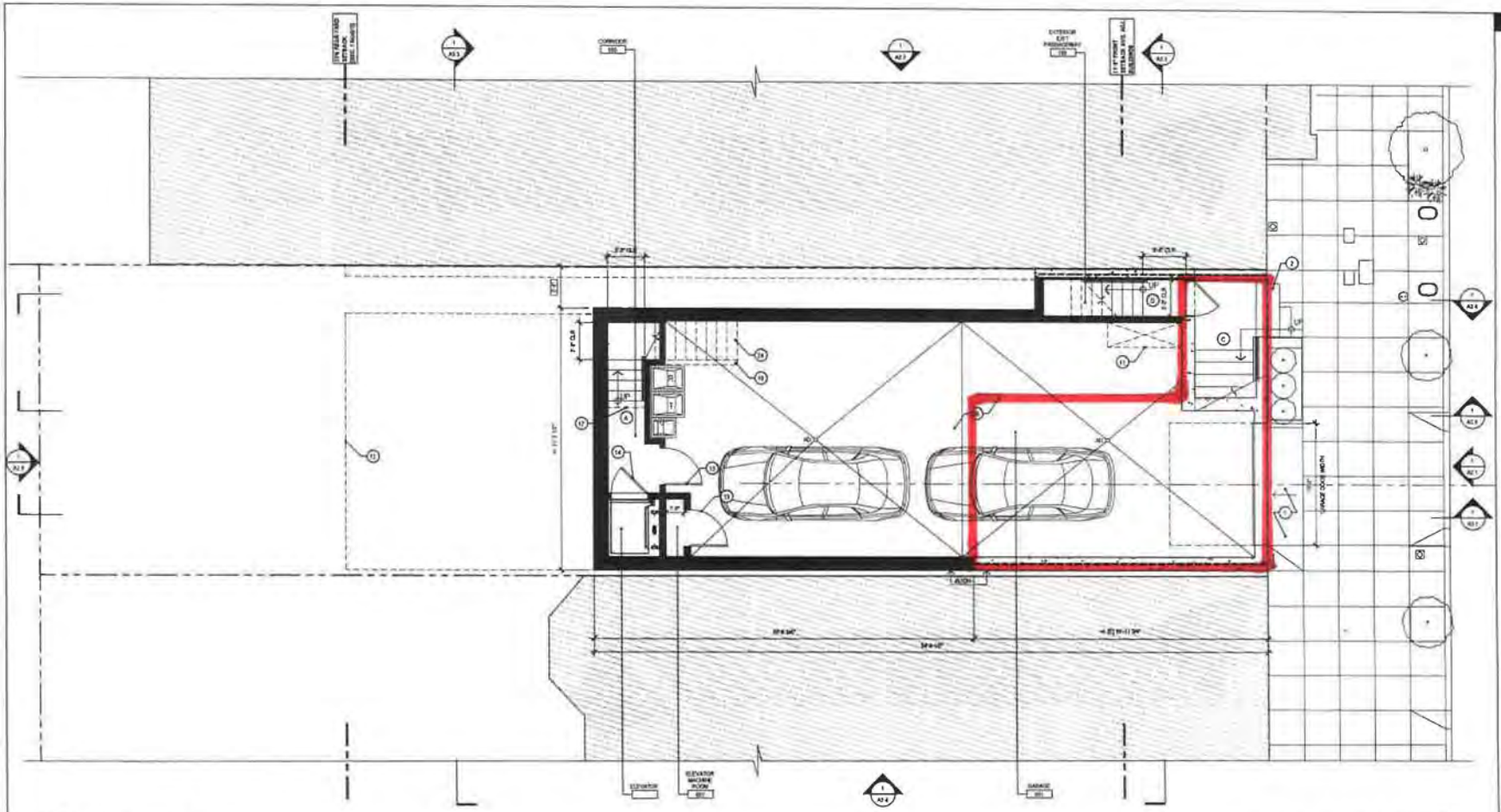
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.28.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT(S)1	
NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION ROOF PLAN

Sheet Number

D1.5



1 PROPOSED BASEMENT PLAN

SCALE IN FEET 1/4" = 1'-0"

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. (E) DRIVEWAY SLOPE TO REMAIN/PROTECT
2. (E) STEPS TO REMAIN
3. (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F. PER ELEVATION SHEETS (A2 SERIES) NOTE 3 FOR ADDITIONAL INFORMATION
4. (N) 1 1/2" DIA MATERIAL, HEIGHT @ 2'-10" A.F.F. - PROVIDE 1 1/2" CLEAR HANDGRIP ABUTMENT BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. (N) FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. (N) PLANTER
10. (N) SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. (N) CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. (N) CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8" X 2'-0" MIN. TYP
16. (N) STAIR ABOVE
17. (N) GATE TO BE OPENABLE FROM EGRESS SIDE WITHOUT KEY OR A KEY
18. DORMER/ROOF ABOVE
19. (N) GAS-FIRED FIREPLACE
20. (N) TRENCH DRAIN, TYP
21. (N) 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL (BEARING ASSEMBLY), 3'-0" A.F.F.
22. (N) INTUMESCENT DRAIN
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1 HOUR FIRE RESISTANCE RATED
25. (N) EMERGENCY EGRESS AND RESCUE WINDOW IN ACCORDANCE WITH CBC SECTION 1030
26. (N) WINDOW IN (E) OPENING
27. (N) PROPERTY LINE WINDOW - REFER TO KEYNOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

A. BASEMENT F.F. TO 1ST F.F.F.F. - 15 TREADS @ +/- 6 15/16" EA = 9'-8" - 15 TREADS @ 10" EA, 1 LANDING @ 3'-10" = 13'-8" - 2'-8" CLR WIDTH

B. 1ST F.F.F.F. TO SUNROOM FF - 2 RISERS @ +/- 7" EA = 1'-2" - 1 TREADS @ 10" EA = 1'-0" - 4'-10" CLR WIDTH

C. PORCH FLOOR & RISERS @ +/- 6 7/8" EA = 3'-6 1/4" - 3 TREADS @ 11" EA = 2'-7" - 4'-11 3/4" CLR WIDTH

D. EXIT PASSAGEWAY STAIR 1 - 7 RISERS @ +/- 7 1/8" EA = 4'-1 3/8" - 6 TREADS @ 10" EA = 4'-11" - 3'-10" CLR WIDTH

E. EXIT PASSAGEWAY STAIR 2 - 4 RISERS @ +/- 6 3/8" EA = 2'-2 1/2" - 3 TREADS @ 10" EA = 2'-10" - 3'-4" CLR WIDTH

F. REAR YARD STAIR 1 - 8 RISERS @ +/- 7 1/8" EA = 4'-9 1/8" - 8 TREADS @ 10" EA = 6'-7" - 3'-10" CLR WIDTH

G. REAR YARD STAIR 2 - 8 RISERS @ +/- 7 1/8" EA = 4'-9 1/8" - 7 TREADS @ 10" EA = 5'-10" - 3'-10" CLR WIDTH

H. 1ST F.F.F.F. TO 2ND F.F.F.F. - 16 RISERS @ +/- 7" EA = 9'-4" - 15 TREADS @ 10" EA = 12'-6" - 3'-4" CLR WIDTH

I. NOT USED

J. 2ND F.F.F.F. TO 3RD F.F.F.F. - 17 RISERS @ +/- 7 1/2" EA = 10'-7 1/2" - 16 TREADS @ 10" EA, 1 LANDING @ 3'-4" = 14'-10" - 3'-4" CLR WIDTH

K. 3RD F.F.F.F. TO 4TH F.F.F.F. - 16 RISERS @ +/- 7 1/2" EA = 9'-7 1/2" - 14 TREADS @ 10" EA = 11'-10" - 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 1/2" MAX. TYP.

2417 GREEN STREET

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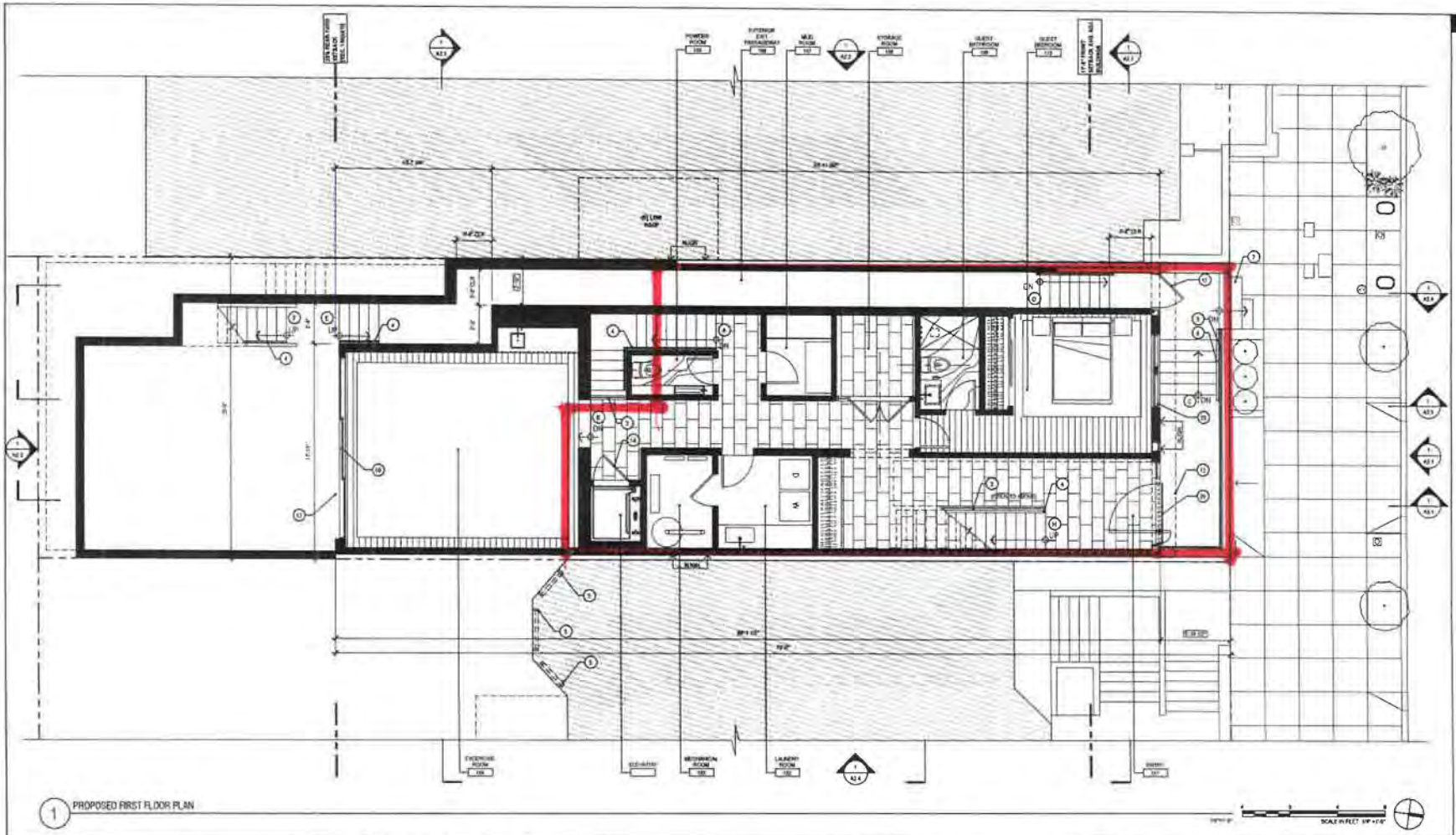
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PREAPPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.29.17

Drawing Title

PROPOSED BASEMENT PLAN [GARAGE]

Sheet Number

A1.0



1 PROPOSED FIRST FLOOR PLAN

SCALE IN FEET 1/8" = 1'-0"

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. (E) DRIVEWAY SLOPE TO REMAIN/PROTECT
2. (E) STEPS TO REMAIN
3. (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS (A2 SERIES) NOTE 5. FOR ADDITIONAL INFORMATION
4. (N) 1 1/2" DIA HANDRAIL, HEIGHT @ 31-1/2" A.F.F. PROVIDE 1 1/2" CLEAR HANDGRIP APPROACH BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. (N) PATIO DAYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. (N) PLANTER
10. (N) SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. (N) CLASS 1 BICYCLE PARKING PER UPC SECTION 1511.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. (N) CONCRETE FLOOR AT GARAGE SLOPE TOWARD AREA DRAINS W/ 1-1/2" MIN. TYP
16. (N) STAIR ABOVE
17. (N) GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. (N) GAS FIRED FIREPLACE
20. (N) TRENCH DRAIN, TYP
21. (N) 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL (GARDEN WALL ASSEMBLY), 3'-0" A.F.F.
22. (N) OH FLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY TOP ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1 HOUR FIRE RESISTANCE RATED
25. (N) EMERGENCY ESCAPE AND RESCUE WINDOW IN ACCORDANCE WITH CBC SECTION 1030
26. (N) WINDOW IN (E) OPENING
27. (N) PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO

STAIR NOTES

A. BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ 6-3/4" = 8'-1" EA + 8'-0" = 16'-1"; 15 TREADS @ 10" EA; 1 LAND @ 8'-2-1/2" + 3'-0" = 11'-2-1/2"; 3'-0" CLR WIDTH

B. 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ 6-1/2" EA = 1'-1"; 1 TREAD @ 12" EA = 1'-0"; 4'-0" CLR WIDTH

C. PATIO STAIR: 4 RISERS @ 6-1/2" EA = 2'-1"; 3 TREADS @ 12" EA = 3'-0"; 4'-0" CLR WIDTH

D. EXIT PASSAGEWAY STAIR 1: 7 RISERS @ 6-1/2" EA = 3'-11"; 6 TREADS @ 10" EA = 5'-0"; 3'-0" CLR WIDTH

E. EXIT PASSAGEWAY STAIR 2: 4 RISERS @ 6-1/2" EA = 2'-2"; 3 TREADS @ 10" EA = 2'-10"; 3'-0" CLR WIDTH

F. REAR YARD STAIR 1: 8 RISERS @ 6-1/2" EA = 4'-6"; 7 TREADS @ 10" EA = 5'-10"; 3'-0" CLR WIDTH

G. REAR YARD STAIR 2: 9 RISERS @ 6-1/2" EA = 4'-11"; 8 TREADS @ 10" EA = 6'-8"; 3'-0" CLR WIDTH

H. 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ 6-1/2" EA = 8'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-0" CLR WIDTH

I. NOT USED

J. 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ 6-1/2" EA = 10'-7-1/2"; 15 TREADS @ 10" EA; 1 LAND @ 4'-0" = 19'-7-1/2"; 3'-0" CLR WIDTH

K. 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ 6-1/2" EA = 8'-2-1/2"; 14 TREADS @ 10" EA = 11'-8"; 3'-0" CLR WIDTH

NOTE: ALL TREADS TO BE 2 3/4" MAX. TYP.

2417 GREEN STREET

SAN FRANCISCO, CA 94123

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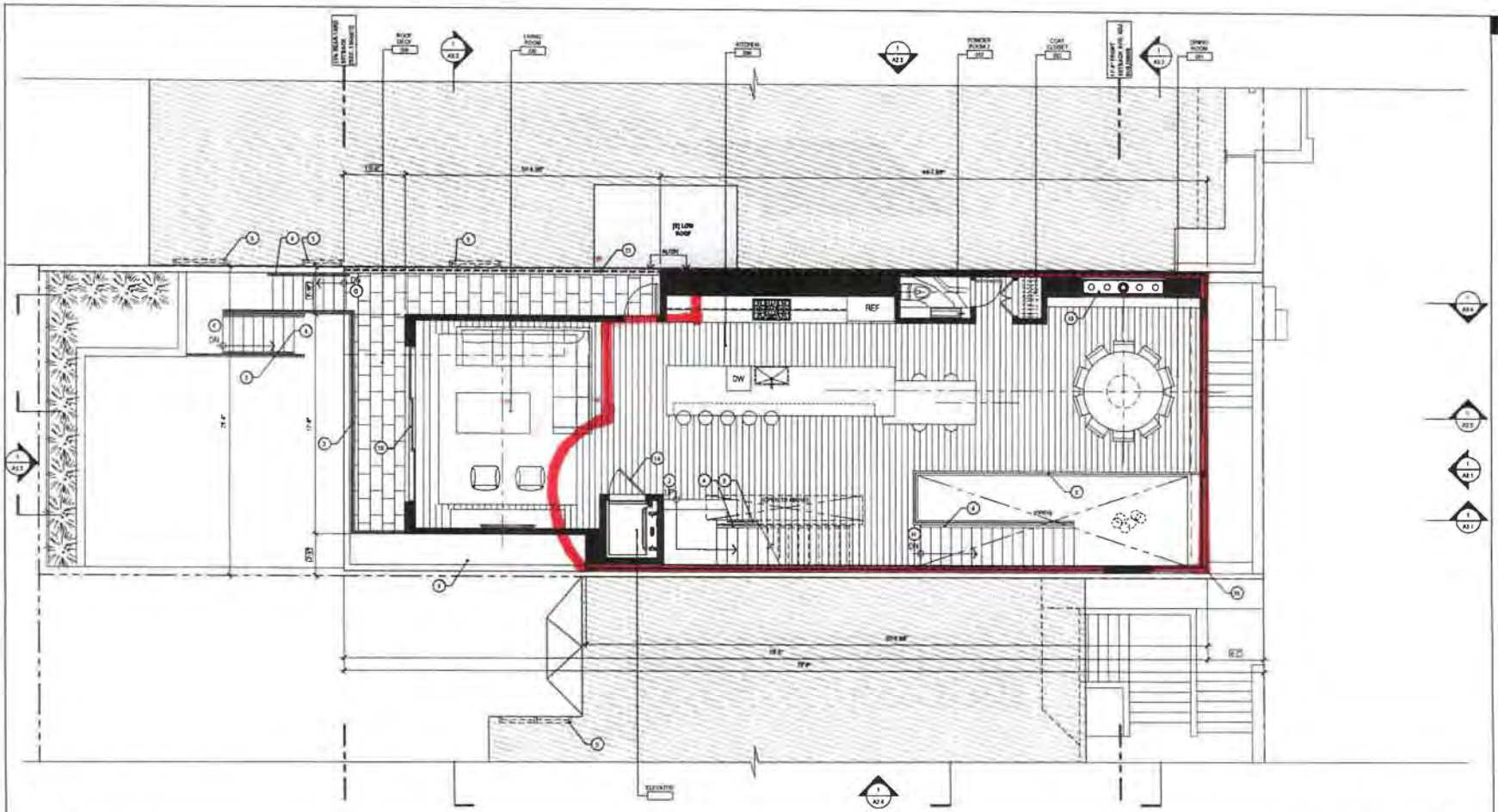
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	03.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.20.17

Drawing Title

PROPOSED FIRST FLOOR PLAN

Sheet Number

A1.1



1 PROPOSED SECOND FLOOR PLAN

SCALE IN FEET 1/4" = 1'-0"

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. (E) DRIVEWAY SLOPE TO REMAIN/PROTECT
2. (E) STEPS TO REMAIN
3. (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEET TO (E) SERIES NOTE 8 FOR ADDITIONAL INFORMATION
4. (N) 1 1/2" DIA HANDRAIL, MOUNT @ 2' 10" A.F.F., PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. (N) FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. (N) PLANTER
10. (N) BLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. (N) CLASS 1 BICYCLE PARKING PER BFC SECTION 1B2.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 60 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. (N) CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8" = 1'-0" MIN, TYP
16. (N) STAIR ABOVE
17. (N) GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. SUBMITTED/SIDE ABOVE
19. (N) GAS FIRED FIREPLACE
20. (N) TRENCH DRAIN, TYP
21. (N) 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/HORIZONTAL ASSEMBLY, 6'-0" A.F.F.
22. (N) SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PROJECT WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1 HOUR FIRE RESISTANCE RATED
25. (N) EMERGENCY ESCAPE AND RESCUE WINDOW IN ACCORDANCE WITH CBC SECTION 1030
26. (N) WINDOW IN (E) OPENING
27. (N) PROPERTY LINE WINDOW, REFER TO KEY NOTE 24 AS SHOWN FOR ADDITIONAL INFO

STAIR NOTES

A. BASEMENT F.F. TO 1ST FLR F.F. 15 RISERS @ +/- 6 1/2"(A) = 8'-0", 15 TREADS @ 10"(A), 1 LANDS @ 2'-10" = 14'-0", 2'-0" CLR WIDTH
B. 1ST FLR F.F. TO GARAGE ROOM F.F. 2 RISERS @ +/- 6"(A) = 1'-0", 1 TREADS @ 12"(A) = 1'-0", 4'-0" CLR WIDTH
C. PORCH STAIR 4 RISERS @ +/- 6 1/2"(A) = 2'-6 1/2", 5 TREADS @ 12"(A) = 4'-7", 3'-0" CLR WIDTH
D. EXIT PASSAGEWAY STAIR 1, 7 RISERS @ +/- 7 1/2"(A) = 4'-1 3/8", 8 TREADS @ 10"(A) = 4'-11", 3'-0" CLR WIDTH
E. EXIT PASSAGEWAY STAIR 2, 4 RISERS @ +/- 6 3/8"(A) = 2'-2 1/2", 3 TREADS @ 10"(A) = 2'-9", 3'-0" CLR WIDTH
F. REAR YARD STAIR 1, 9 RISERS @ +/- 7 1/2"(A) = 5'-8 3/8", 8 TREADS @ 10"(A) = 6'-7", 3'-0" CLR WIDTH
G. REAR YARD STAIR 2, 8 RISERS @ +/- 7 1/2"(A) = 5'-1 1/2", 7 TREADS @ 10"(A) = 5'-8", 3'-0" CLR WIDTH
H. 1ST FLR F.F. TO 2ND FLR F.F. 14 RISERS @ +/- 7"(A) = 8'-0", 10 TREADS @ 10"(A) = 12'-0", 3'-0" CLR WIDTH
I. NOT USED
J. 2ND FLR F.F. TO 3RD FLR F.F. 17 RISERS @ +/- 7 1/2"(A) = 10'-7 3/8", 16 TREADS @ 10"(A), 1 LANDS @ 8'-0" = 10'-10", 3'-0" CLR WIDTH
K. 3RD FLR F.F. TO 4TH FLR F.F. 15 RISERS @ +/- 7 1/2"(A) = 9'-7 3/8", 14 TREADS @ 10"(A) = 11'-0", 3'-0" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP

2417 GREEN STREET

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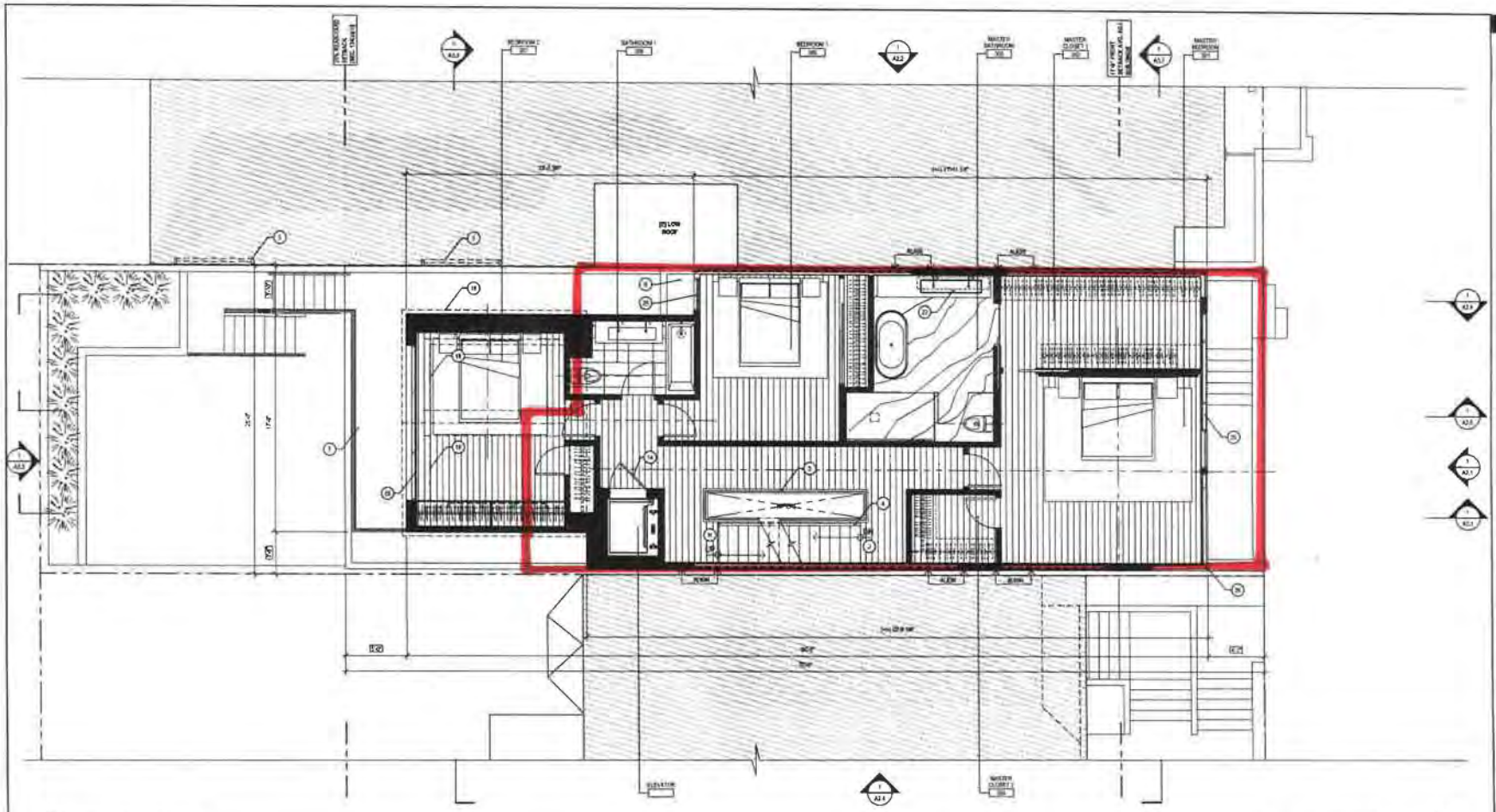
Job No.	1611.2
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

PROPOSED SECOND FLOOR PLAN

Sheet Number

A1.2



1 PROPOSED THIRD FLOOR PLAN

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.

PROPOSED PLAN SHEET NOTES

1. (E) DRIVEWAY SLAB TO REMAIN/PROTECT
2. (E) STEPS TO REMAIN
3. (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F. SEE ELEVATION SHEETS (A2.3) SHEET 5 FOR ADDITIONAL INFORMATION
4. (N) 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. (N) DIMENSIONING: SEE DIMENSIONS FOR EXISTING (E)
6. (N) FIRED SKYLIGHT
7. ROOF TECH BELOW
8. ROOF BELOW
9. (N) PLANTER
10. (N) SLIDING DOOR IN FULL VIEWED CLEAR TEMPERED GLAZING
11. (N) CLASS I BICYCLE PARKING PER GPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 90 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. (N) CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8" [1:96] MIN. TYP.
16. (N) STAIR ABOVE
17. (N) GATE TO BE OPERABLE FROM COURTS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. (N) GAS-FIRED FIREPLACE
20. (N) TRENCH DRAIN, TYP.
21. (N) 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ACCORDING 3'-0" A.F.F.
22. (N) SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF WITHIN 10'
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. (N) EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. (N) WINDOW IN (E) OPENING
27. (N) PROPERTY LINE WINDOW. REFER TO KEY NOTE 26, A2.0 SHEET FOR ADDITIONAL INFO.

STAIR NOTES

A. BASEMENT F.L. TO 1ST FLR F.L.: 15 RISERS @ = 6 1/2" EA = 8'-4" 15 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-4" 3'-4" CLR WIDTH

B. 1ST FLR F.L. TO EXERCISE ROOM F.L.: 3 RISERS @ = 7" EA = 7'-0" 3 TREADS @ 10" EA = 2'-10" 3'-10" CLR WIDTH

C. PORCH STAIRS: 8 RISERS @ = 6 1/8" EA = 3'-9 3/8" 8 TREADS @ 10" EA = 8'-0" 3'-11 1/2" CLR WIDTH

D. EAST PASSAGEWAY STAIR 1: 7 RISERS @ = 6 1/8" EA = 3'-9 3/8" 8 TREADS @ 10" EA = 8'-0" 3'-10" CLR WIDTH

E. EAST PASSAGEWAY STAIR 2: 4 RISERS @ = 6 1/8" EA = 2'-2 1/2" 3 TREADS @ 10" EA = 2'-10" 3'-4" CLR WIDTH

F. REAR YARD STAIR 1: 9 RISERS @ = 6 7 11/16" EA = 5'-9 3/8" 8 TREADS @ 10" EA = 8'-0" 3'-10" CLR WIDTH

G. REAR YARD STAIR 2: 8 RISERS @ = 6 7 11/16" EA = 5'-1 11/16" 7 TREADS @ 10" EA = 5'-10" 3'-10" CLR WIDTH

H. 1ST FLR F.L. TO 2ND FLR F.L.: 16 RISERS @ = 7" EA = 9'-0" 15 TREADS @ 10" EA = 12'-10" 3'-4" CLR WIDTH

I. NOT USED

J. 2ND FLR F.L. TO 3RD FLR F.L.: 17 RISERS @ = 7 1/2" EA = 10'-7 1/2" 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 15'-3 1/2" 3'-4" CLR WIDTH

K. 3RD FLR F.L. TO 4TH FLR F.L.: 15 RISERS @ = 7 11/16" EA = 9'-7 1/4" 14 TREADS @ 10" EA = 11'-10" 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7" 3/4" MAX. TYP.

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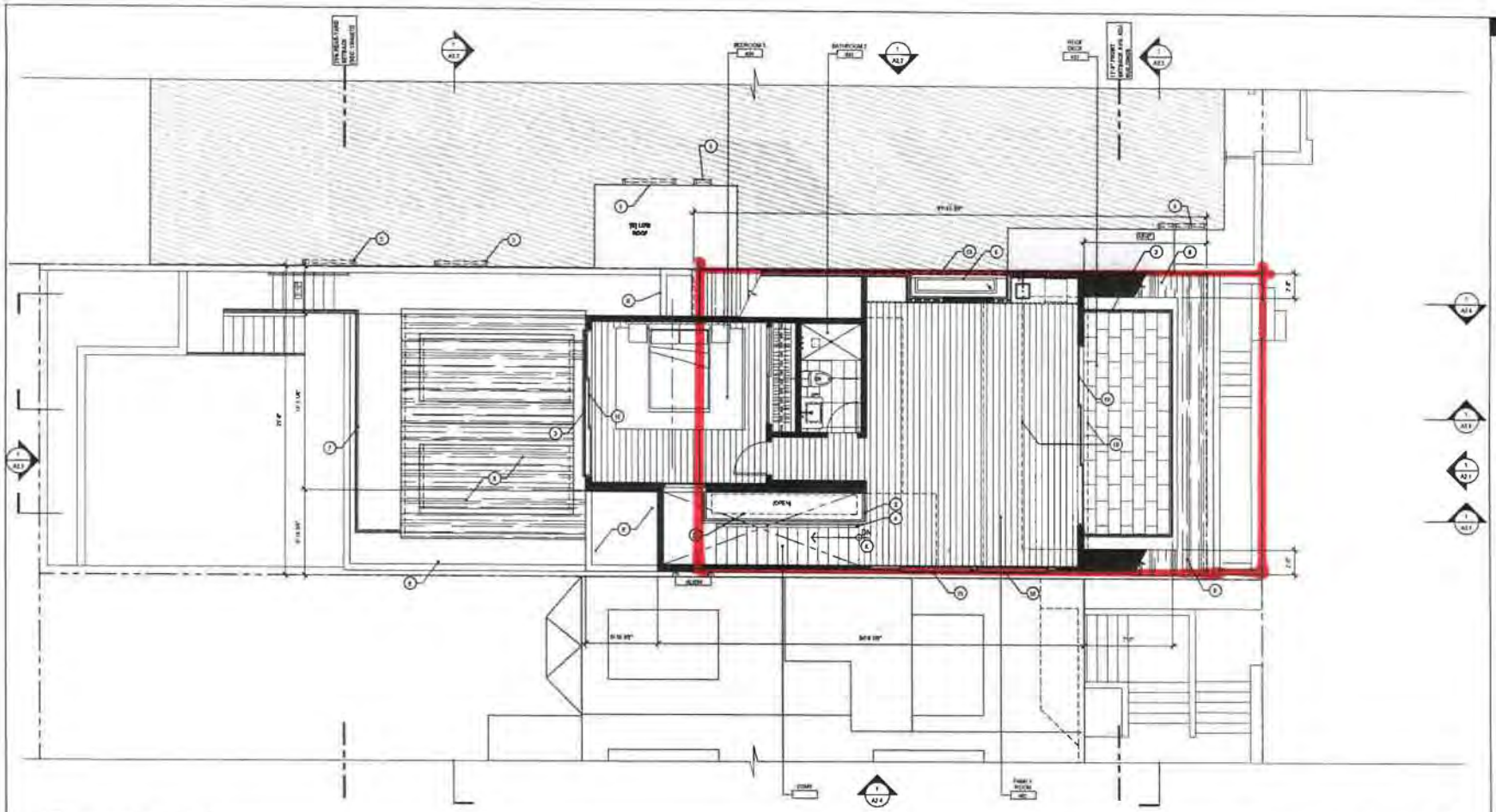
Job No.	15112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT(311) NOTIFICATION SET	04.28.17

Drawing Title

PROPOSED THIRD FLOOR PLAN

Sheet Number

A1.3



1 PROPOSED FOURTH FLOOR PLAN

SCALE IN FEET 1/4" = 1'-0"

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. (E) DRIVEWAY SLOPE TO REMAIN/PROTECT
2. (E) STEPS TO REMAIN
3. (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS (A2 SERIES) NOTES FOR ADDITIONAL INFORMATION
4. (N) 1 1/2" DIA HANDRAIL MOUNT @ 2'-10" A.F.F. PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP
5. REMOVING BUILDING WINDOWS FOR REFERENCE
6. (N) FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. (N) PLANTER
10. (N) BLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. (N) CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. (N) 60 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. (N) CONCRETE FLOOR AT GARAGE SLOPE TOWARD AREA DRAINS 1/8" = 1'-0" MIN. TYP
16. (N) STAIR ABOVE
17. (N) GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. (N) GAS-FIRED FIREPLACE
20. (N) TRENCH DRAIN, TYP
21. (N) 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-6" A.F.F.
22. (N) SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERNEAT OF STAIR TO BE 1-HOUR FIRE RESISTANCE RATED
25. (N) EMERGENCY ESCAPE AND RESCUE WINDOW IN ACCORDANCE WITH CBC SECTION 1030
26. (N) WINDOW IN (E) OPENING
27. (N) PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO

STAIR NOTES

A. BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 9'-0", 13 TREADS @ 10" EA, 1 LANDS @ 3'-0" = 14'-0", 2'-0" CLR WIDTH
B. 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 9" EA = 1'-0", 1 TREADS @ 12" EA = 1'-0", 4'-0" CLR WIDTH
C. PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4", 5 TREADS @ 11" EA = 4'-7", 4'-11 3/4" CLR WIDTH
D. EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 11/16" EA = 4'-1 3/8", 6 TREADS @ 10" EA = 4'-11", 3'-0" CLR WIDTH
E. EXIT PASSAGEWAY STAIR 2: 6 RISERS @ +/- 6 5/8" EA = 2'-2 1/2", 5 TREADS @ 10" EA = 2'-9", 3'-4" CLR WIDTH
F. REAR YARD STAIR 1: 8 RISERS @ +/- 7 11/16" EA = 5'-8 5/8", 8 TREADS @ 10" EA = 6'-7", 2'-0" CLR WIDTH
G. REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16", 7 TREADS @ 10" EA = 5'-8", 3'-0" CLR WIDTH
H. 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 8'-4", 15 TREADS @ 10" EA = 12'-8", 3'-4" CLR WIDTH
I. NOT USED
J. 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4", 15 TREADS @ 10" EA, 1 LANDS @ 4'-4" = 16'-10", 3'-4" CLR WIDTH
K. 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8", 14 TREADS @ 10" EA = 11'-8", 3'-4" CLR WIDTH

NOTE: ALL RISERS TO BE 7 3/4" MAX, TYP

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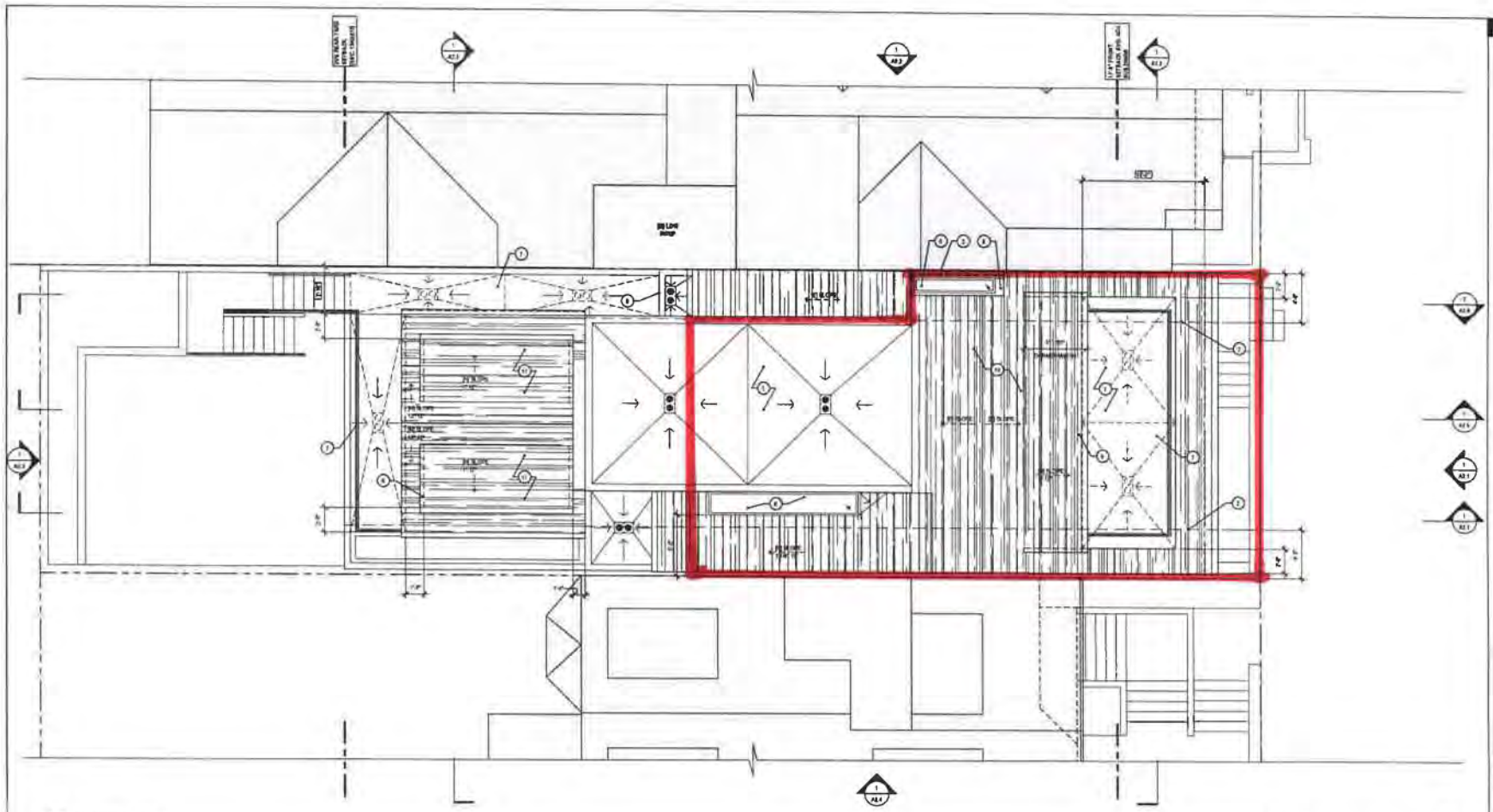
Job No.	10112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT (01) NOTIFICATION SET	04.28.17

Drawing Title

PROPOSED FOURTH FLOOR PLAN

Sheet Number

A1.4



1 PROPOSED ROOF PLAN

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

GENERAL PLAN NOTES

1. NOT ALL NOTES ARE USED ON EVERY SHEET

PROPOSED ROOF PLAN SHEET NOTES

1. MEMBRANE ROOF ASSEMBLY, SLOPE 1/4" 1'-0" MIN, TYP. S.O.N.
2. 1 HOUR FIRE RESISTANCE RATED ROOF ASSEMBLY
3. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
4. ROOF CRICKET, TYP.
5. COMBINATION ROOF DRAIN AND OVERFLOW W/ FULL SIZED DOME UR SMITH SERIES 1 48 OR APPROVED EQUAL
6. [N] FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. [N] DORMER OVER HEIGHT LIMIT, REFER TO PROPOSED ROOF AREA CALCULATIONS THIS SHEET
10. [E] ROOF TO REMAIN
11. [N] DORMER

PROPOSED ROOF AREA CALCULATIONS

TOTAL SLOPED ROOF AREA ABOVE 4TH FLOOR 898 SQ. FT. (100%)

MAX DORMER AREA PER SFPC SECTION 260 (b)(1) = TOTAL 4TH FLOOR ROOF AREA x 20% = 898 SQ. FT. x 20% = 133.8 SQ. FT. MAX

[N] DORMER AREA = 108.1 SQ. FT. = 18.7%

2417 GREEN STREET

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Job No.	16117
Name	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	02.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

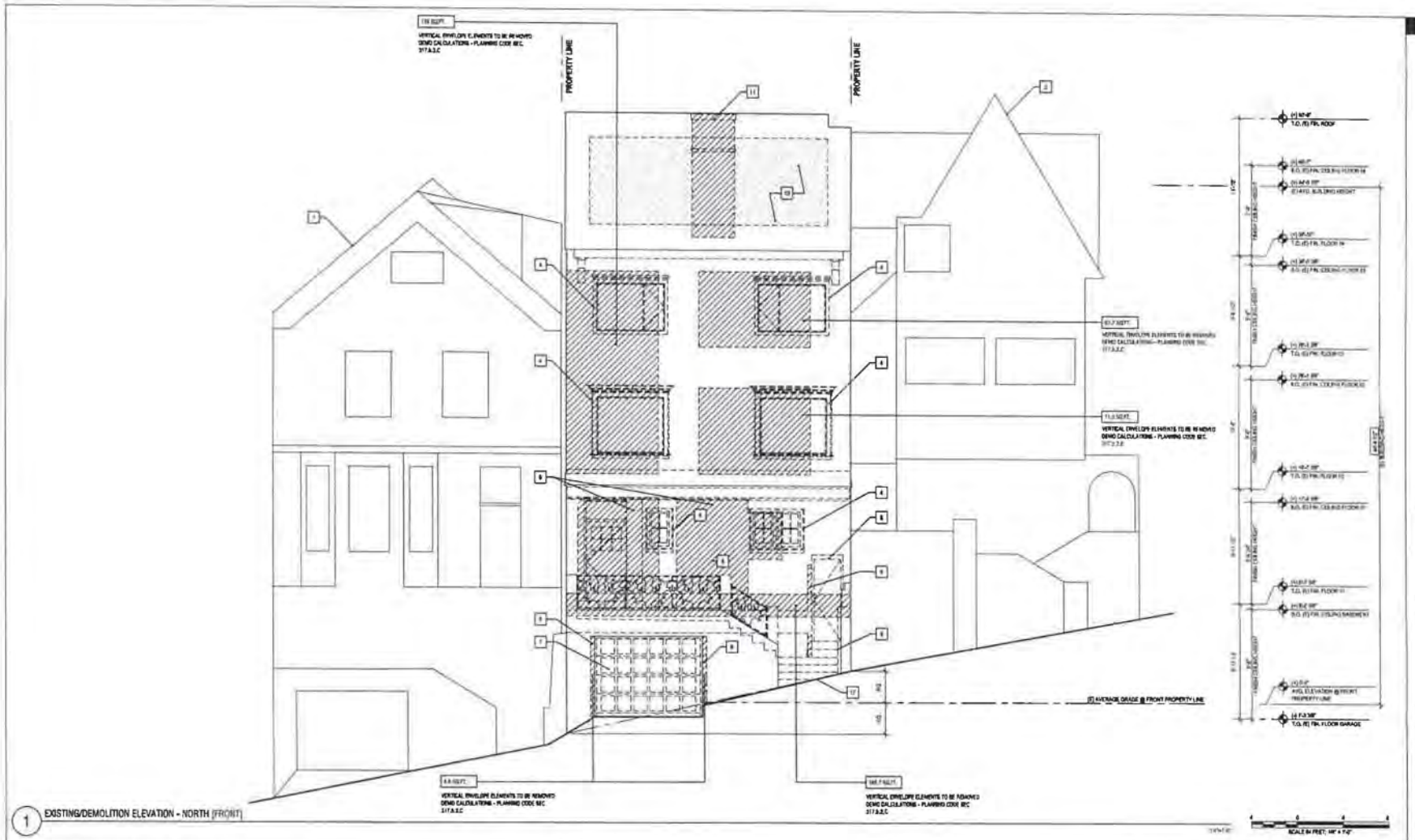
Drawing Title

PROPOSED ROOF PLAN

Sheet Number

A1.5

ATTACHMENT D



1 EXISTING/DEMOLITION ELEVATION - NORTH (FRONT)

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO COVER SHEET FOR DEMOLITION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2419 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH NPC SECTION 261(b)(1)
4. REMOVE (E) WINDOW ASSEMBLY
5. REMOVE (E) BALCONY
6. REMOVE (E) WALL ASSEMBLY AS REQUIRED TO ACHIEVE (N) WORK
7. REMOVE (E) GARAGE DOOR
8. REMOVE (E) EXTERIOR DOOR
9. REMOVE (E) EXTERIOR STAIR
10. REMOVE (E) DOOR ASSEMBLY AS REQUIRED TO ACHIEVE (N) WORK
11. REMOVE (E) CHIMNEY
12. REMOVE (E) DORMER
13. (E) PROPERTY LINE WINDOWS TO BE NON-RELATED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2419 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT (E) REAR YARD - SHOWN FOR REFERENCE ONLY
17. OUTLINE OF (E) GRADE AT FRONT PROPERTY LINE - SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT RH-1 (SPC SEC.261(b)(1)), U.O.N.

2417 GREEN STREET

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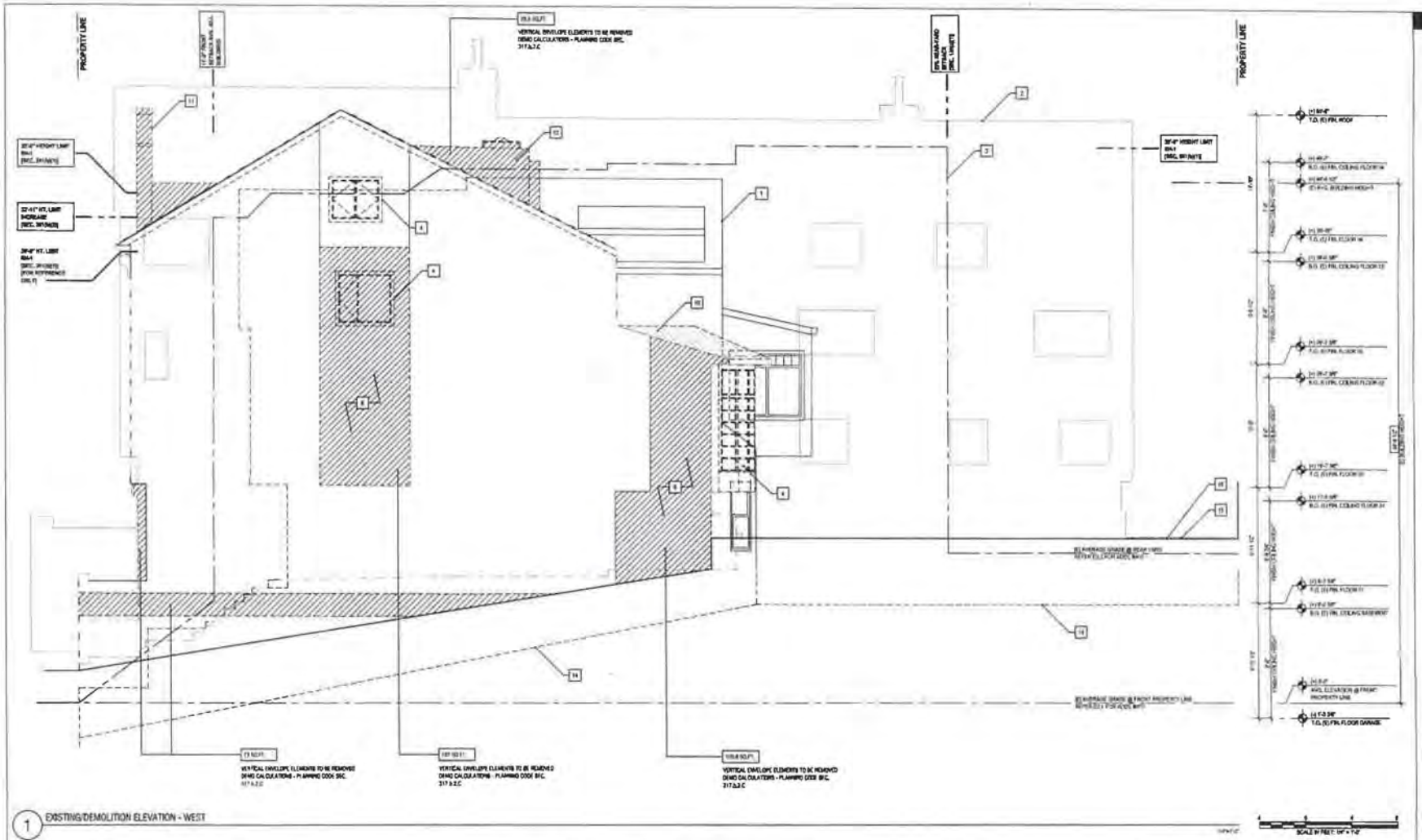
Job No.	1613.12
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW SET	03.14.17
MELTING SET	03.14.17
DPE PERMIT SET	03.31.17
NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.1



1 EXISTING/DEMOLITION ELEVATION - WEST

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET
2. REFER TO ZONING (SHEET D0.1) FOR DIMENSION CALCULATIONS

ELEVATION SHEET NOTES

1. ADJACENT BUILDING 2416 GREEN STREET
2. ADJACENT BUILDING 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE (E) WINDOW ASSEMBLY
5. REMOVE (E) SKYLIGHT
6. REMOVE (E) WALL ASSEMBLY AS REQUIRED TO ACHIEVE (N) WORK
7. REMOVE (E) GARAGE DOOR
8. REMOVE (E) EXTERIOR DOOR
9. REMOVE (E) EXTERIOR STAIR
10. REMOVE (E) ROOF ASSEMBLY AS REQUIRED TO ACHIEVE (N) WORK
11. REMOVE (E) CHIMNEY
12. REMOVE (E) DORMER
13. (E) PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2419 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT (E) REAR YARD, SHOWN FOR REFERENCE ONLY
17. OUTLINE OF (E) GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND U.O.N.
- ADJACENT BUILDING BEYOND U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT PER 1 (RH) DIST (SEC. 261(b)(1)), U.O.N.

2417 GREEN STREET

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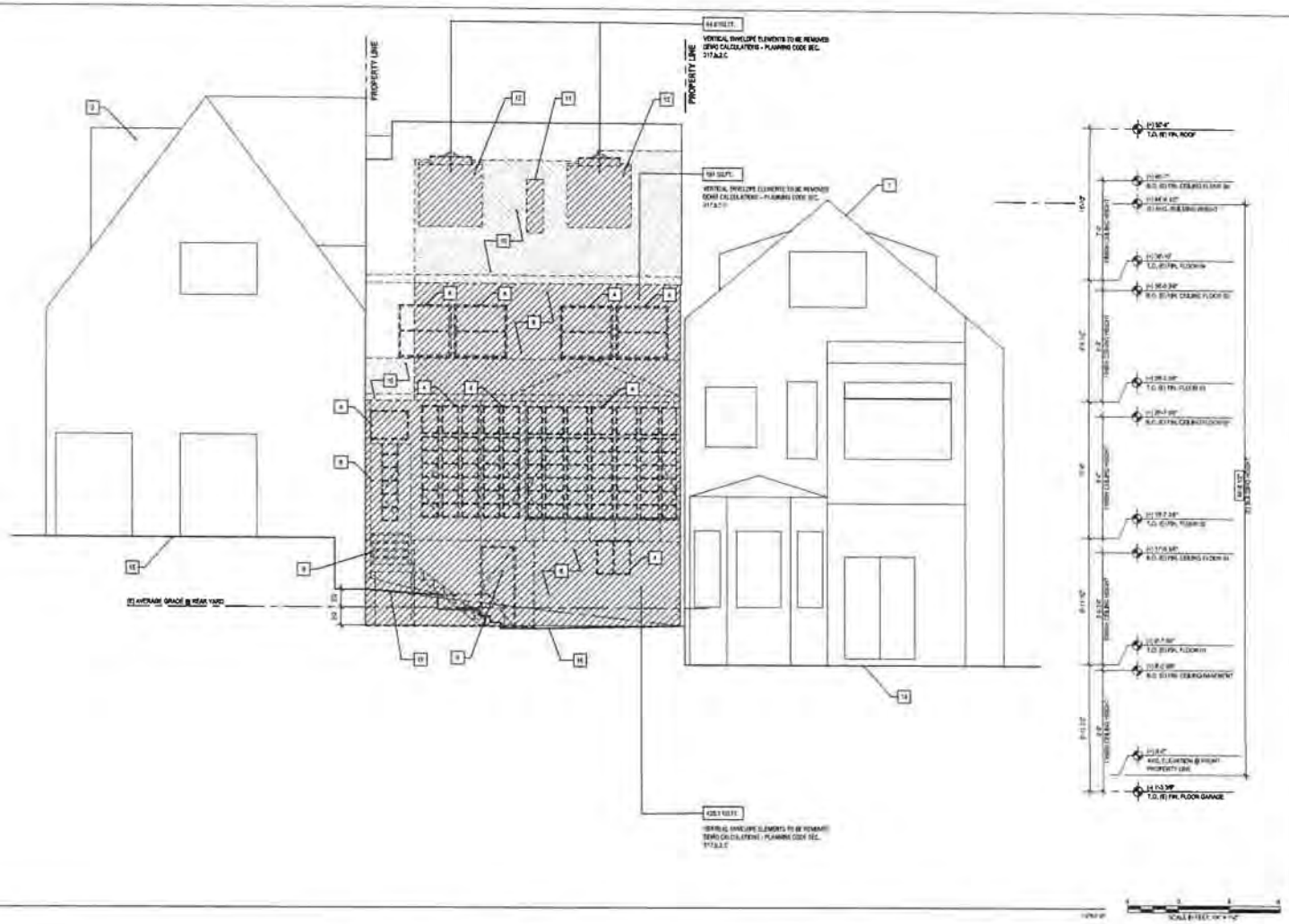
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT 201611011 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.2



1 EXISTING/DEMOLITION ELEVATION - SOUTH

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

ELEVATION SHEET NOTES

1. ADJACENT BUILDING, 2413 GREEN STREET
2. ADJACENT BUILDING, 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR RH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE (E) WINDOW ASSEMBLY
5. REMOVE (E) GUARDRAIL
6. REMOVE (E) WALL ASSEMBLY AS REQUIRED TO ACHIEVE (N) WORK
7. REMOVE (E) GARAGE DOOR
8. REMOVE (E) EXTERIOR DOOR
9. REMOVE (E) EXTERIOR STAIR
10. REMOVE (E) DOOR ASSEMBLY AS REQUIRED TO ACHIEVE (N) WORK
11. REMOVE (E) CHIMNEY
12. REMOVE (E) DORMER
13. (E) PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2413 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT (E) REAR YARD, SHOWN FOR REFERENCE ONLY
17. (E) GRADE AT EAST PROPERTY LINE, SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- PROPERTY LINE ONLY (NO SITE PLAN), U.O.N.

2417 GREEN STREET

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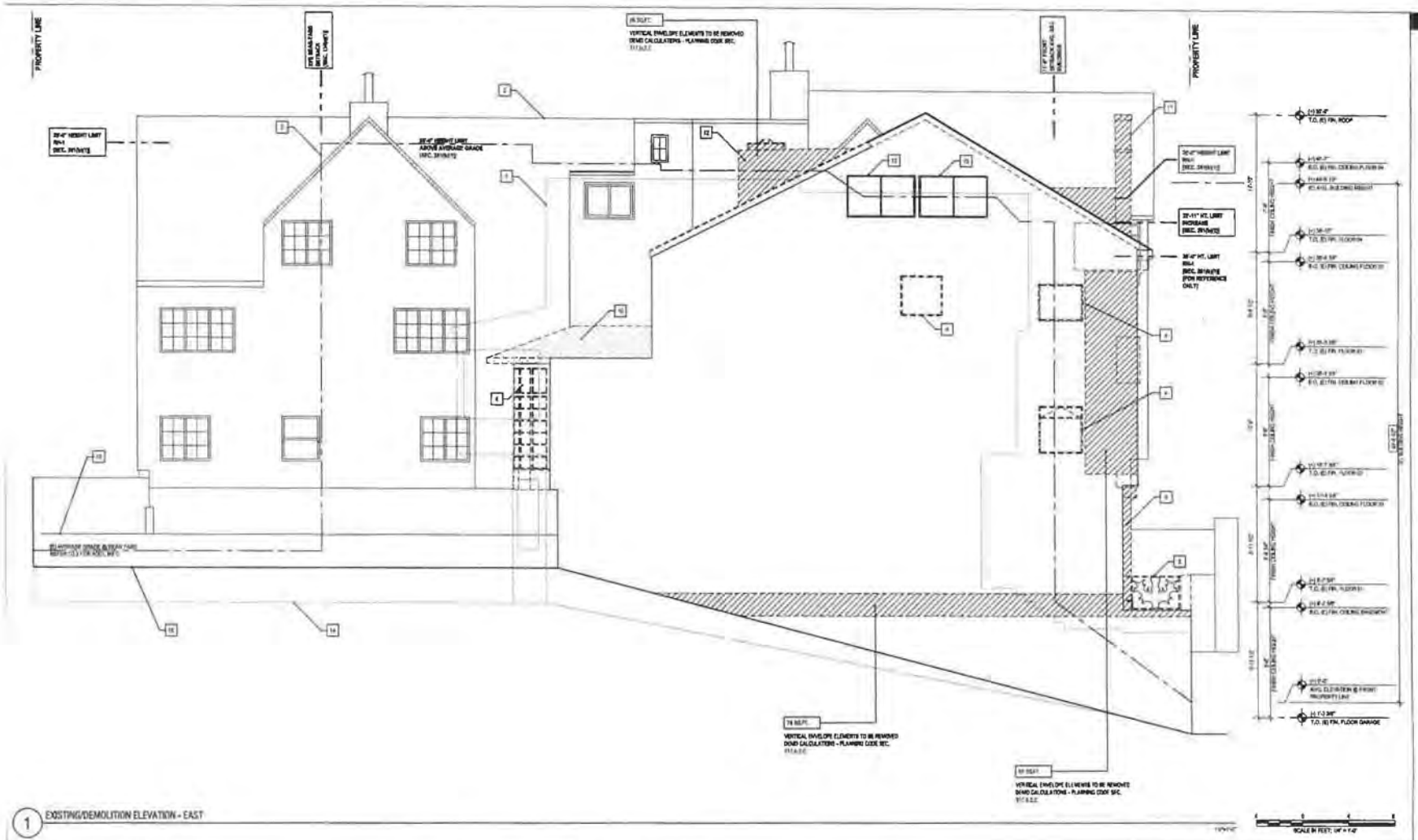
Job No.	1011	
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02.10.17
	PRE-APPLICATION PLAN REVIEW	02.24.17
	PROJECT REVIEW MEETING SET	03.14.17
	SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.3



1 EXISTING/DEMOLITION ELEVATION - EAST

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL ITEMS NOTED ARE USED ON EVERY SHEET
2. REFER TO DEMO CHART FOR REMOVED CALCULATIONS

☐ ELEVATION SHEET NOTES

1. ADJACENT BUILDING: 2415 GREEN STREET
2. ADJACENT BUILDING: 2421 GREEN STREET
3. DASHED LINE INDICATES MAXIMUM ALLOWABLE HEIGHT OF BUILDING ENVELOPE FOR NH-1 IN ACCORDANCE WITH SFPC SECTION 261(b)(1)
4. REMOVE (E) WINDOW ASSEMBLY
5. REMOVE (E) GUARDRAIL
6. REMOVE (E) WALL ASSEMBLY AS REQUIRED TO ACHIEVE (N) WORK
7. REMOVE (E) GARAGE DOOR
8. REMOVE (E) EXTERIOR DOOR
9. REMOVE (E) EXTERIOR STAIR
10. REMOVE (E) ROOF ASSEMBLY AS REQUIRED TO ACHIEVE (N) WORK
11. REMOVE (E) CHIMNEY
12. REMOVE (E) DORMER
13. (E) PROPERTY LINE WINDOWS TO BE REPLACED IN KIND
14. APPROXIMATE OUTLINE OF GRADE @ 2417 GREEN STREET SHOWN FOR REFERENCE ONLY
15. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
16. OUTLINE OF GRADE AT (E) REAR YARD, SHOWN FOR REFERENCE ONLY
17. OUTLINE OF (E) GRADE AT FRONT PROPERTY LINE, SHOWN FOR REFERENCE ONLY

LINE LEGEND

- ADJACENT BUILDING BEYOND: U.O.N.
- ADJACENT BUILDING BEYOND: U.O.N.
- ADJACENT BUILDING IN FOR ENDING: U.O.N.
- HEIGHT LIMIT NH-1 SFPC SEC. 261(b)(1): U.O.N.

2417 GREEN STREET

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Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRECAPPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title:

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number:

D2.4

1 PROPOSED ELEVATION – NORTH [FRONT]

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL EXP NOTES ARE [illegible] SHEET.
2. ALL NOPW IS NOW ON ELEV OVERRIDE NOTES.
3. ALL DIMENSIONS ARE TO FACE OF FRAME, FOR UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING U.O.R.
- ADJACENT BUILDING BEYOND U.O.R.
- ADJACENT BUILDING BEYOND U.O.R.
- ADJACENT BUILDING IN FOREGROUND U.O.R.
- PROPERTY LINE PER SURVEY U.O.R.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING [illegible] GREEN STREET
2. ADJACENT BUILDING [illegible] GREEN STREET
3. GARAGE DOOR, PROVIDE 250 SQ. IN. VIAL PERFORATED VRC VENTILATION PANELS ALONG BOTTOM OF DOOR
4. (N) SIDEWALK (NO) IN (E) PLANTER
5. (N) EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ACU PANELS & CONTINUOUS U-SHAPED CHANNEL GAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030 4.5 SQ.FT. CLEAR , 24" SILL HEIGHT, 20" [W] x 44" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030 5.0 SQ.FT. CLEAR , 24" SILL HEIGHT, 22" [W] x 36" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 27" [W] x 54" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 40" [W] x 29" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL UNDER COVERED RAIL WALL, 10" A.F.F.
12. (N) TRELLIS [illegible]
13. (N) PLANTER
14. (N) FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. (N) FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY @ (E) WOOD STRUCTURE
16. (N) GUTTER, WATER TO WATER PLAN, A1.3 FOR ROOF SLOPES, TYP.
17. (N) FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY @ (N) ROOF STRUCTURE. REFER TO ROOF PLAN A1.3, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2410 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2420 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF ADJACENT [illegible] SHOWN FOR REFERENCE ONLY
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 5 3/4" OPENING.
22. (N)(E) BUILDING WALL ASSEMBLY
23. (N) WINDOW IN (E) OPENING
24. (N) PROPERTY LINE WINDOW W/ NO OPENINGS HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY. PER PRELIMINARY EXTERIOR PLAN REVIEW MEETING, STEVE E. CONG LIMBER, REF. 48.4
25. OUTLINE OF GRADE AT (E) REAR YARD, SHOWN FOR REFERENCE ONLY. REFER SHEET A1.1 FOR ADDL INFO.

FINISH LEGEND

WS-01	EXTERIOR WOOD SHINGLE, STAIN GRADE
STC-01	EXTERIOR STUCCO [PORTLAND CEMENT PLASTER], COLOR TBD
WP-01	EXTERIOR WOOD PANEL, STAIN GRADE
HC-01	HORIZONTAL TEXTURED STUCCO
MTL-01	EXTERIOR ALUMINUM PANEL, COLOR TBD
GL-01	CLEAR TEMPERED GLASS, 1/2" THK
RS-01	FIBER GLASS BASED SHINGLE ROOFING, COLOR TBD

2417 GREEN STREET

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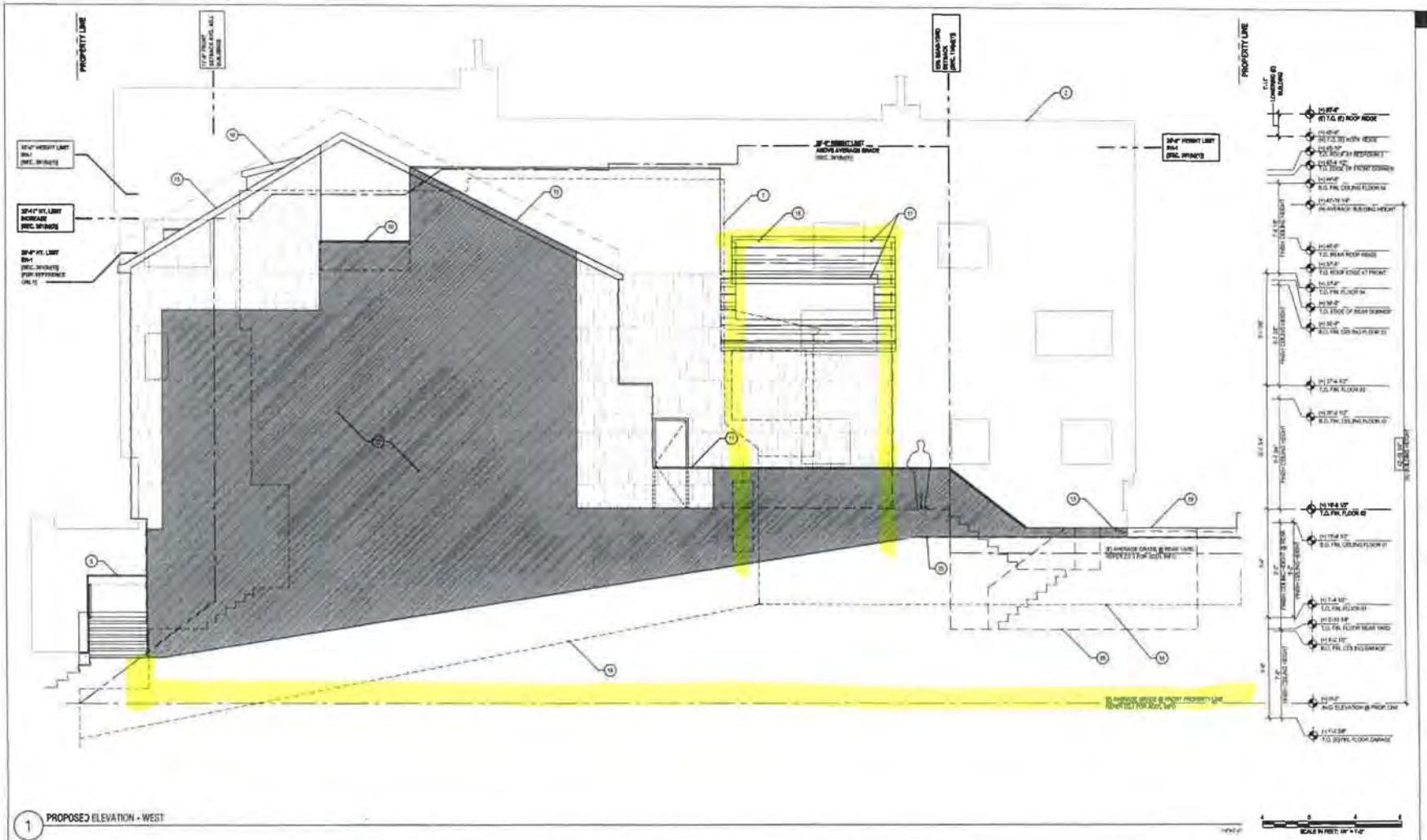
Job No.	1613
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT 311 NOTIFICATION SET	04.20.17

Drawing Title:

PROPOSED EXTERIOR ELEVATION

A2.1



1 PROPOSED ELEVATION - WEST

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FRAME, TYP. UNLESS OTHERWISE NOTED.

LINE LEGEND

- (E) BUILDING, O.C.N.
- ADJACENT BUILDING BEYOND, O.C.N.
- ADJACENT BUILDING BEYOND, O.C.N.
- ADJACENT BUILDING IN FOREGROUND, O.C.N.
- HEIGHT LIMIT 39'-4" (SFPC SEC.261(b)(1)), O.C.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING, 2413 GREEN STREET
2. ADJACENT BUILDING, 2421 GREEN STREET
3. GARAGE DOOR, PANEL 200 SQ.IN. (INC. PERFORATED AR), HORIZ.SEAM PANELS ALONG BOTTOM OF DOOR
4. (N) SIDEWALK TREE IN (E) PLANTER
5. (N) EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., FRAME SIZE 24 SQ. FT. MAX 1/4" GAP BETWEEN ADJ PANELS & CONTINUOUS GUSHETED CHANNEL CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 5.9 SQ.FT. CLEAR , 30" SILL HEIGHT, 22" (W) x 44" (H)
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 5.9 SQ.FT. CLEAR , 30" SILL HEIGHT, 22" (W) x 38" (H)
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 30" SILL HEIGHT, 27" (W) x 57" (H)
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 30" SILL HEIGHT, 42" (W) x 38" (H)
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.S. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. (N) FIXED SKYLIGHT
13. (N) PLANTER
14. (E) FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY TO (C) ROOF STRUCTURE
16. (N) DORMER, REFER TO ROOF PLAN, A1.2, FOR ROOF SLOPES, TYP.
17. (N) FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY OV (N) ROOF STRUCTURE. REFER TO ROOF PLAN A1.2, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2413 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICE THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. (N/R) SLIDING WALL ASSEMBLY
23. (N) WINDOW IN (E) OPENING
24. (N) PROPERTY LINE WINDOW W/ WIRE GRID WITH HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 8, CONCLUSION, REF. A0.0
25. OUTLINE OF GRADE AT (E) REAR YARD, SHOWN FOR REFERENCE ONLY, WHERE SEE 2 FOR ADDT. INFO

2417 GREEN STREET

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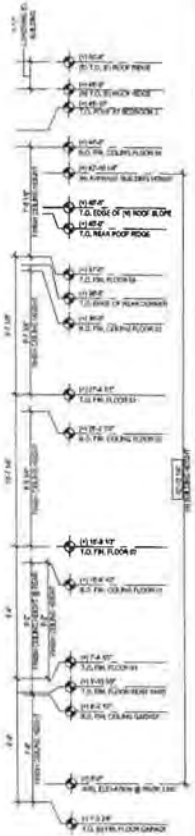
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.20.17

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.2



1 PROPOSED ELEVATION - SOUTH

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FRAME, TYP. UNLESS OTHERWISE NOTED.

LINE LEGEND

- (E) BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING OUTLINE, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HIGHEST CREST PER 1 DIPE SEC.PR1001 U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING FRONT GREEN STREET
2. ADJACENT BUILDING 2421 GREEN STREET
3. GARAGE DOOR, FINISHED (INCLUDE, IN AREA, PERFORATED APT. 14 INSULATION PANELS, 10 LINE, BOTTOM OF DOOR
4. (N) DECIDUOUS TREE IN (E) PLANTER
5. (N) EXTERIOR TEMPERED GLASS GUARD RAIL, 42" A.F.F., PANEL SIZE 74 SQ. FT. (min. 24" CLR GAP BETWEEN ADJ. PANELS & CONFIRMATION IS SHAPED DRAWING CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CRC SECTION 1030: 8.3 SQ.FT., CLEAR , 30" SILL HEIGHT, 29" (W) x 44" (H)
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CRC SECTION 1030: 8.3 SQ.FT., CLEAR , 30" SILL HEIGHT, 27" (W) x 50" (H)
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CRC SECTION 1030: 10.2 SQ.FT., CLEAR , 30" SILL HEIGHT, 27" (W) x 57" (H)
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CRC SECTION 1030: 11.90 FT., CLEAR , 30" SILL HEIGHT, 40" (W) x 35" (H)
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CRC TABLE R
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. (N) FIRED SKYLIGHT
13. (N) PLANTER
14. (N) FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. (N) FRENCHLAGE CLASS 'A' SHINGLE ROOFING ASSEMBLY OV (N) ROOF STRUCTURE.
16. (N) DORMER, REFER TO ROOF PLAN, A1.3, FOR ROOF SLOPES, TYP.
17. (N) FRENCHLAGE CLASS 'A' SHINGLE ROOFING ASSEMBLY OV (N) ROOF STRUCTURE. REFER TO ROOF PLAN A1.3, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE POSITIVE 'NO' WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. (N)/(E) BLIND WALL ASSEMBLY
23. (N) WINDOW IN (E) OPENING
24. (N) PROPERTY LINE WINDOW WE WE SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 8. CONCURRENCE REF. A2.0
25. OUTLINE OF GRADE AT (E) REAR YARD, SHOWN FOR REFERENCE ONLY. REFER A2.3 FOR ADDL INFO

2417 GREEN STREET

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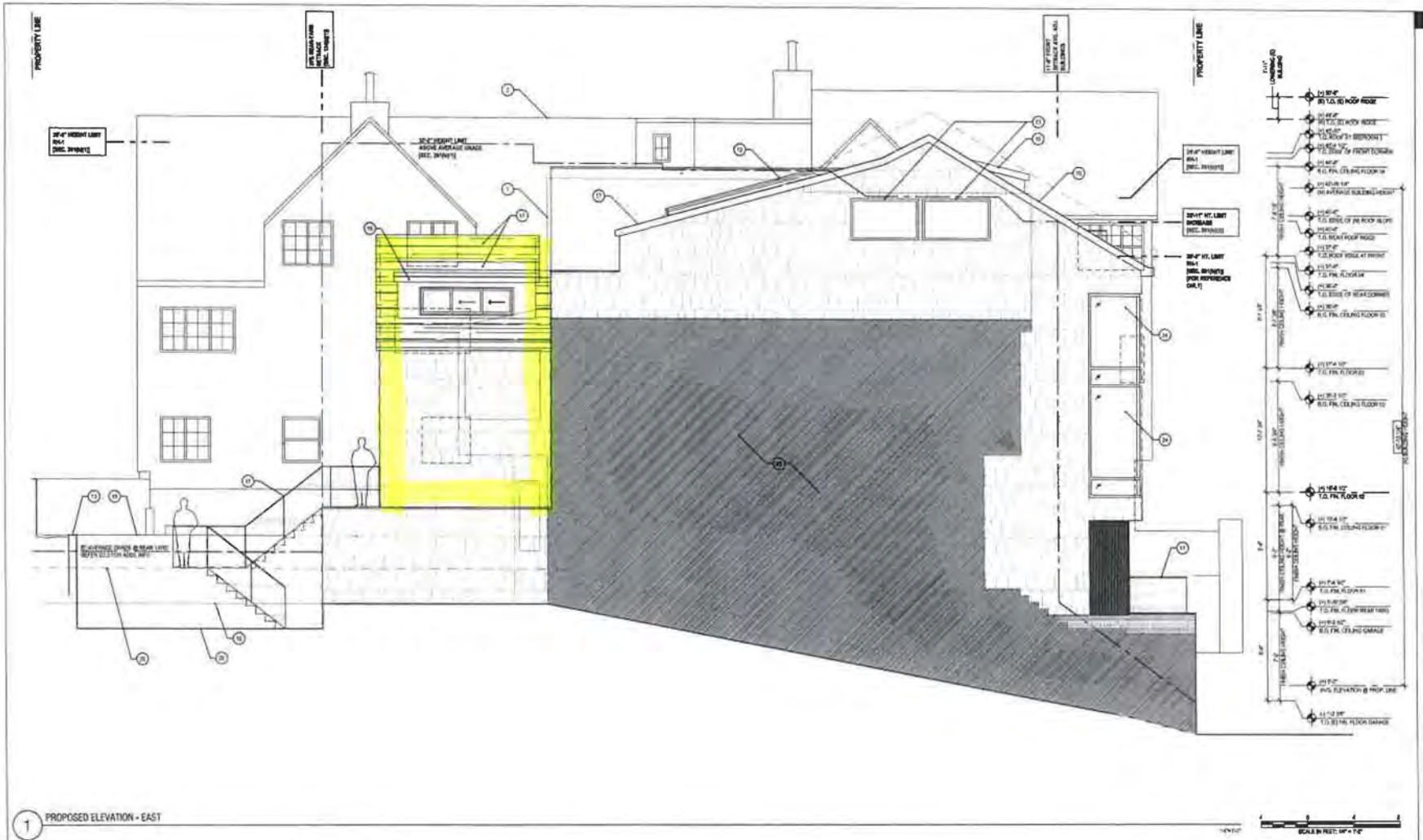
Job No.	16113
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	02.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.3



1 PROPOSED ELEVATION - EAST

GENERAL EXTERIOR ELEVATION NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET.
2. ALL DRAWINGS NOT UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF FRAME, TYP. UNLESS OTHERWISE NOTED.

LINE LEGEND

- [E] BUILDING, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING BEYOND, U.O.N.
- ADJACENT BUILDING IN FOREGROUND, U.O.N.
- HEIGHT LIMIT PER I. SPEC SEC.261(b)(1), U.O.N.

ELEVATION SHEET NOTES

1. ADJACENT BUILDING 24 ½ GREEN STREET
2. ADJACENT BUILDING 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 1HR UL RN, MIN. PERFORMANCE NFC VENTILATION PER I.E. ELEVATION SECTION OF ROOF
4. [N] 5/8" WALLS TYP. IN [E] PLASTER
5. [N] EXTERIOR TEMPERED GLASS GUARDRAIL 42" A.F.F. PANEL SIZE 24 SQ. FT. MAX. W/ 1/2" GAP BETWEEN ADJ. PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 6.3 SQ.FT. CLEAR , 30" SILL HEIGHT, 20" (W) x 44" (H)
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 5.8 SQ.FT. CLEAR , 30" SILL HEIGHT, 23" (W) x 36" (H)
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 30" SILL HEIGHT, 27" (W) x 57" (H)
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 30" SILL HEIGHT, 40" (W) x 35" (H)
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF WHERE NEW IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE
16. [N] DORMER, REFER TO ROOF PLAN A1.2, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE. REFER TO ROOF PLAN A1.2, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 24½ GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 SAFE OPENING.
22. [NEW] BUMP WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, STEP 2, CONCLUSION, REF. A4.0
25. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY, REFER TO 2.1 FOR ADDL INFO

2417 GREEN STREET

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Job No.	1612
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.4

ATTACHMENT E

PROPOSED SAN FRANCISCO BUILDING CODE AMENDMENTS
2016 Edition

Chapter 1
SCOPE AND ADMINISTRATION

Division I
CALIFORNIA ADMINISTRATION

No San Francisco Building Code Amendments.

Division II
SCOPE AND ADMINISTRATION

See Chapter 1A for the Administration provisions of the San Francisco Building Code.

Chapter 1A
SAN FRANCISCO ADMINISTRATION

The City and County of San Francisco adopts the following Chapter 1A for the purpose of administration of the ~~2013~~ 2016 San Francisco Building Code. Certain specific administrative and general code provisions as adopted by various state agencies may be found in Chapter 1, Divisions I and II of this code.

SECTION 101A – TITLE, SCOPE AND GENERAL

101A.1 Title. These regulations shall be known as the "~~2013~~ 2016 San Francisco Building Code," may be cited as such and will be referred to herein as "this code." The ~~2013~~ 2016 San Francisco Building Code amends the ~~2013~~ 2016 California Building Code and the ~~2013~~ 2016 California Residential Code which is Part 2 & 2.5 respectively of the 12 parts of the official compilation and publication of the adoption amendment and repeal of the building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The California Building Code and California Residential Code incorporates by adoption the ~~2012~~ 2015

created by Building Code Section 106A.4.1.3; provided, however, that, until the special inspection reports required by Building Code Section 1704.2.4 are submitted to and approved by the Department, the phase of construction subsequent to the phase or element for which the report was completed cannot commence.

1705.22 Add the following section:

1705.22 Crane Safety. No owner or other person shall operate, authorize or permit the operation of a tower crane on a high-rise building structure until a signed Crane Site Safety Plan, Submittal Form and Crane Safety Compliance Agreement have been accepted by the Building Official.

Chapter 17A
SPECIAL INSPECTIONS AND TESTS

No San Francisco Building Code Amendments

Chapter 18
SOILS AND FOUNDATIONS

No San Francisco Building Code Amendments

Chapter 18A
SOILS AND FOUNDATIONS

No San Francisco Building Code Amendments

Chapter 19
CONCRETE

No San Francisco Building Code Amendments

Chapter 19A
CONCRETE

No San Francisco Building Code Amendments

3302.4 Fencing. Provide for the enclosing, fencing, and boarding up or by fire watch or other means of preventing access to the site by unauthorized persons when work is not in progress.

SECTION 3303 – DEMOLITION

3303.1 Add new sections as follows:

3303.1.1 Buildings other than Type V. The demolition of structures of Types I, II, III and IV construction greater than two stories or 25 feet (7.62 m) in height shall comply with the requirements of this section.

The requirements of this section shall also apply to the demolition of post-tensioned and pre- tensioned concrete structures.

3303.1.2 Required plans. Prior to approval of an application for a demolition permit, two sets of detailed plans shall be submitted for approval, showing the following:

1. **The sequence of operation floor by floor, prepared by a registered civil engineer or licensed architect.**
2. **The location of standpipes.**
3. **The location and details of protective canopies.**
4. **The location of truck crane during operation.**
5. **Any necessary fence or barricade with lights.**
6. **Any floor or wall left standing.**
7. **The schedule of the days when the demolition will be done, i.e., on weekdays or on Sundays.**

3303.4 Replace this section with the following:

3303.4 Vacant Lot. When a building is demolished, the permittee must remove all debris and remove all parts of the structure above grade except those parts that are necessary to provide support for the adjoining property.

3303.8 Add a new section as follows:

3303.8 Special inspection. A registered civil engineer or licensed architect shall supervise the demolition work in accordance with rules and regulations adopted by the Building Official pursuant to Section 104A.2.1 to assure the work is proceeding in a safe manner and shall submit written progress reports to the Department in accordance with Section 1704.2.4.

SECTION 3304 – SITE WORK

3304.1 Add a second paragraph as follows:

The City and County of San Francisco adopts Appendix J for the purpose of regulating excavation and grading.

3304.1 Add a third paragraph as follows:

Temporary wood shoring and forms. All wood used for temporary shoring, lagging or forms that will be backfilled against or otherwise left permanently in place below grade shall be treated wood as defined in Section 2302.

SECTION 3306 – PROTECTION OF PEDESTRIANS

3306.10 Add a section as follows:

3306.10 Chutes. Chutes for the removal of materials and debris shall be provided in all parts of demolition operations that are more than 20 feet (6.096 m) above the point where the removal of material is effected. Such chutes shall be completely enclosed. They shall not extend in an unbroken line for more than 25 feet (7.62 m) vertically but shall be equipped at intervals of 25 feet (7.62 m) or less with substantial stops or offsets to prevent descending material from attaining dangerous speeds.

The bottom of each chute shall be equipped with a gate or stop with a suitable means for closing or regulating the flow of material.

Chutes, floors, stairways and other places affected shall be watered sufficiently to keep down the dust.

3306.11 Add a section as follows:

3306.11 Falling debris. Wood or other construction materials shall not be allowed to fall in large pieces onto an upper floor. Bulky materials, such as beams and columns, shall be lowered and not allowed to fall.

3306.12 Add a section as follows:

3306.12 Structure stability. In buildings of wood frame construction, the supporting structure shall not be removed until the parts of the structure being supported have been removed.

In buildings with basements, the first floor construction shall not be removed until the basement walls are braced to prevent overturning, or an analysis acceptable to the Building Official is submitted which shows the walls to be stable without bracing.

SECTION 3307 – PROTECTION OF ADJOINING PROPERTY

3307.1 Insert a note at the end of this section as follows:

3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to

be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Note: Other requirements for protection of adjacent property of adjacent and depth to which protection is requested are defined by California Civil Code Section 832, and is reprinted herein for convenience.

Section 832. Each coterminous owner is entitled to the lateral and subjacent support which his land receives from the adjoining land, subject to the right of the owner of the adjoining land to make proper and usual excavations on the same for purposes of construction or improvement, under the following conditions:

1. Any owner of land or his lessee intending to make or to permit an excavation shall give reasonable notice to the owner or owners of adjoining lands and of buildings or other structures, stating the depth to which such excavation is intended to be made, and when the excavating will begin.

2. In making any excavation, ordinary care and skill shall be used, and reasonable precautions taken to sustain the adjoining land as such, without regard to any building or other structure which may be thereon, and there shall be no liability for damage done to any such building or other structure by reason of the excavation, except as otherwise provided or allowed by law.

3. If at any time it appears that the excavation is to be of a greater depth than are the walls or foundations of any adjoining building or other structure, and is to be so close as to endanger the building or other structure in any way, then the owner of the building or other structure must be allowed at least 30 days, if he so desires, in which to take measures to protect the same from any damage, or in which to extend the foundations thereof, and he must be given for the same purposes reasonable license to enter on the land on which the excavation is to be or is being made.

4. If the excavation is intended to be or is deeper than the standard depth of foundations, which depth is defined to be a depth of nine feet below the adjacent curb level, at the point where the joint property line intersects the curb and if on the land of the coterminous owner there is any building or other structure the wall or foundation of which goes to standard depth or deeper then the owner of the land on which the excavation is being made shall, if given the necessary license to enter on the adjoining land, protect the said adjoining land and any such building or other structure thereon without cost to the owner thereof, from any damage by reason of the excavation, and shall be liable to the owner of such property for any such damage, excepting only for minor settlement cracks in buildings or other structures.

SECTION 3311 – STANDPIPES

3311.2 Replace this section and title with the following:

3311.2 ~~**Buildings being demolished.**~~**Fire Safety During Demolition** ~~Where a building is being demolished and a standpipe exists within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being~~

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CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2, VOLUME 2 OF 2

Based on the 2015 International Building Code®

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2016 California Existing Building Code, Title 24, Part 10
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California Building Standards Commission

Effective January 1, 2017

For Errata and Supplement effective dates see the History Note Appendix

Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μm), determined in accordance with ASTM D422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D422.
4. Expansion index greater than 20, determined in accordance with ASTM D4829.

1803.5.4 Ground-water table. A subsurface soil investigation shall be performed to determine whether the existing ground-water table is above or within 5 feet (1524 mm) below the elevation of the lowest floor level where such floor is located below the finished ground level adjacent to the foundation.

Exception: A subsurface soil investigation to determine the location of the ground-water table shall not be required where waterproofing is provided in accordance with Section 1805.

1803.5.5 Deep foundations. Where deep foundations will be used, a geotechnical investigation shall be conducted and shall include all of the following, unless sufficient data upon which to base the design and installation is otherwise available:

1. Recommended deep foundation types and installed capacities.
2. Recommended center-to-center spacing of deep foundation elements.
3. Driving criteria.
4. Installation procedures.
5. Field inspection and reporting procedures (to include procedures for verification of the installed bearing capacity where required).
6. Load test requirements.
7. Suitability of deep foundation materials for the intended environment.
8. Designation of bearing stratum or strata.
9. Reductions for group action, where necessary.

1803.5.6 Rock strata. Where subsurface explorations at the project site indicate variations in the structure of rock upon which foundations are to be constructed, a sufficient number of borings shall be drilled to sufficient depths to assess the competency of the rock and its load-bearing capacity.

1803.5.7 Excavation near foundations. Where excavation will reduce support from any foundation, a registered design professional shall prepare an assessment of the structure as determined from examination of the structure, the review of available design documents and, if necessary, excavation of test pits. The registered design professional shall determine the requirements for underpinning and protection and prepare site-specific plans, details and sequence of work for submission. Such support shall be provided by underpinning, sheeting and bracing, or by other means acceptable to the building official.

1803.5.8 Compacted fill material. Where shallow foundations will bear on compacted fill material more than 12 inches (305 mm) in depth, a geotechnical investigation shall be conducted and shall include all of the following:

1. Specifications for the preparation of the site prior to placement of compacted fill material.
2. Specifications for material to be used as compacted fill.
3. Test methods to be used to determine the maximum dry density and optimum moisture content of the material to be used as compacted fill.
4. Maximum allowable thickness of each lift of compacted fill material.
5. Field test method for determining the in-place dry density of the compacted fill.
6. Minimum acceptable in-place dry density expressed as a percentage of the maximum dry density determined in accordance with Item 3.
7. Number and frequency of field tests required to determine compliance with Item 6.

1803.5.9 Controlled low-strength material (CLSM). Where shallow foundations will bear on controlled low-strength material (CLSM), a geotechnical investigation shall be conducted and shall include all of the following:

1. Specifications for the preparation of the site prior to placement of the CLSM.
2. Specifications for the CLSM.
3. Laboratory or field test method(s) to be used to determine the compressive strength or bearing capacity of the CLSM.
4. Test methods for determining the acceptance of the CLSM in the field.
5. Number and frequency of field tests required to determine compliance with Item 4.

1803.5.10 Alternate setback and clearance. Where setbacks or clearances other than those required in Section 1808.7 are desired, the building official shall be permitted to require a geotechnical investigation by a registered design professional to demonstrate that the intent of Section 1808.7 would be satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

1803.5.11 Seismic Design Categories C through F. For structures assigned to Seismic Design Category C, D, E or

ATTACHMENT F

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PRELIMINARY GEOTECHNICAL REPORT
2417 GREEN STREET
SAN FRANCISCO, CALIFORNIA
SAN FRANCISCO ASSESSORS BLOCK 0560 LOT 028

Client:
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12 January 2017
Project: 17-120101-01

Prepared by:

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STATE OF CALIFORNIA

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INTRODUCTION

This letter report presents our preliminary geotechnical conclusions and recommendations for the subject project. Additional geotechnical studies, including a site specific field investigation, are required prior to final design.

The subject project is located at 2417 Green Street in San Francisco. The site is located on Block 0560 Lot 028 as mapped by the San Francisco Planning Department as shown on the Site Plan, Figure 1.

PROPOSED IMPROVEMENTS

We understand that plans include: remodeling of the existing residence and expanding the existing basement.

DATA REVIEW

To develop a preliminary understanding of the geologic conditions at the site, we reviewed the following documents:

- Blake M.C. et. al. (2000). Geologic Map and Map Database of Parts of Marin, San Francisco, Alameda, Contra Costa and Sonoma Counties, California.
- California Geological Survey (2001). State of California Seismic Hazard Zones, City and County of San Francisco, Official Map.
- John A. Blume & Associates, Engineers, (1974). San Francisco Seismic Safety Investigation, June 1974.

SPECIAL STUDIES ZONES

San Francisco Slope Protection Act

The site is located within an area defined by Section 106A.4.1.4 of the 2013 San Francisco Building code and consequently is located within a special study zone under the Slope Protection Act; Figure 2.

This report provides preliminary conclusions and recommendations regarding geologic hazards at the site. If a geologic hazard report is required by the San Francisco Department of Building Inspection, we can provide one upon your request.

State of California Seismic Hazard Zones

The site is not located within a seismic hazard zone as defined by the State of California; Figure 3.

Alquist Priolo Fault Mapping Act

The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no known active or potentially active faults exist on the site.

GEOLOGIC SETTING

The site lies along a northeast-facing slope along the northern side of Russian Hill within the Pacific Heights District in San Francisco.

The site is located within the Coast Ranges geomorphic province of California that is characterized by rugged northwest-trending mountain chains, valleys and ridges. The predominant geologic structure and these topographic features are controlled by folds and faults that resulted from the collision of the Farallon plate and North American plate and subsequent strike-slip faulting along the San Andreas Fault system. The San Andreas Fault is more than 600 miles long from Point Arena in the north to the Gulf of California in the south. The Coast Ranges province is bounded on the east by the Great Valley and on the west by the Pacific Ocean.

The bedrock in the area is mapped as Jurassic- to late Cretaceous-age [~200 – 65 million years ago (Ma)] Franciscan Complex consisting of sandstone, shale, chert, greenstone and serpentinite. Locally, the surficial deposits at the site are mapped as Dune Sand.

A geologic map of the site vicinity is presented as Figure 4.

ANTICIPATED SUBSURFACE CONDITIONS

Based on the documents reviewed, we preliminarily conclude the site is underlain by: Dune Sand, undifferentiated surficial deposits and bedrock.

Undocumented fill may have been placed at the site during prior developments and/or grading activities.

SEISMICITY

The major active faults in the area are the San Andreas, San Gregorio, Hayward, Rodgers Creek and Calaveras Faults as shown on Figure 5. The closest major active fault is the San Andreas, which is approximately 10 kilometers to the west. The most recent major earthquake to affect the Bay Area was the Loma Prieta Earthquake of 17 October 1989, in the Santa Cruz Mountains with a M_w of 6.9, approximately 98 km from the site.

The U.S. Geological Survey's Working Group on California Earthquake Probabilities (2013) has compiled the earthquake fault research for the San Francisco Bay area in order to estimate the probability of fault segment rupture. They have determined that the overall probability of moment magnitude 6.7 or greater earthquake occurring before 2037 is 72 percent.

The seismicity of the site is governed by the activity of the San Andreas Fault, although ground shaking from future earthquakes on other faults would also be felt at the site. The intensity of earthquake ground motion at the site will depend upon the characteristics of the generating fault, distance to the earthquake epicenter, and magnitude and duration of the earthquake. We judge that strong to violent ground shaking could occur at the site during a large earthquake on one of the nearby faults.

GEOLOGIC HAZARDS

The project site is in a seismically active region. A preliminary discussion regarding geologic hazards and their impact on the site follows.

Ground Shaking
The seismicity of the site is governed by the activity of the San Andreas Fault, although ground shaking from future earthquakes on other faults would also be felt at the site. The intensity of earthquake ground motion at the site will depend upon the characteristics of the generating fault, distance to the earthquake epicenter, and magnitude and duration of the earthquake. We judge that strong to violent ground shaking could occur at the site during a large earthquake on one of the nearby faults.

Fault Rupture
No active faults are known to exist within the City and County of San Francisco (Blume, 1974). Historically, ground surface displacements closely follow the trace of geologically young faults.

Slope Stability
No documented landslides were found to be present at the site; (Blume, 1974). Most of the regional slide deposits are mapped in ravines and swales and/or generally occur on steeper bedrock slope gradients.

Liquefaction and Associated Hazards
When a saturated, cohesionless soil liquefies, it experiences a temporary loss of shear strength created by a transient rise in excess pore pressure generated by strong ground motion. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. Flow failure, lateral spreading, differential settlement, loss of bearing strength, ground fissures and sand boils are evidence of excess pore pressure generation and liquefaction.

The site is not mapped within a liquefaction seismic hazard zone.

Cyclic Densification
Cyclic densification is the densification of non-saturated sand above the groundwater table due to shaking and can occur during an earthquake, resulting in settlement of the ground surface and overlying improvements.

The near surface soils are mapped as Dune Sand. Consequently, loose clean sand may be present at the site. Cyclic densification may occur at the site where loose clean sands are present and not removed/improved by the proposed construction.

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Our preliminary geotechnical conclusions and recommendations regarding design and construction are presented in the remainder of this letter. The conclusions and recommendations presented herein should be re-evaluated based on either a site-specific field investigation or relevant subsurface information or both. A final geotechnical report should be prepared by us prior to finalizing the design of the proposed improvements.

Undocumented Fill
Undocumented fill may be encountered at the site. Undocumented fill should not be relied upon for foundation support. Where new concrete flatwork or pavements are proposed, any undocumented fill should be reworked.

Groundwater

Groundwater is typically encountered at the interface between geologic contacts, (fill/native, sand/clay and soil/bedrock). Any excavation on a hillside may encounter groundwater and seasonal springs may be present even though no evidence of these springs are encountered during construction. Where groundwater or evidence of groundwater is encountered during construction, we should be notified to evaluate if additional measures are required to control the flow of groundwater at the site.

The final design should include measures to intercept groundwater where it may impact the proposed construction. This may include but is not limited to: drainage behind retaining walls, under-slab-drainage, Trench drains and area drains to intercept groundwater and surface run-off, and waterproofing. The need for under-slab-drainage should be evaluated based on the waterproofing design. Where collected, groundwater should be discharged to a suitable collection point. In San Francisco, intercepted groundwater is typically re-directed to the combined sewer-storm water system.

Waterproofing is typically installed where the construction of habitable space is below the ground surface and waterproofing for basements is generally required by the building code. While we may provide guidance regarding waterproofing, the design and implementation of any waterproofing system is beyond the scope of our services. The waterproofing system should be designed and inspected by others.

Site Preparation, Grading and Engineered Fill

The contractor should be familiar with the use of standard compaction equipment and moisture conditioning of soil. We can provide additional recommendations regarding the placement of engineered fill and moisture conditioning upon request.

In areas to receive fill or other improvements; flatwork, existing pavements, foundations, abandoned utilities, vegetation, organic topsoil and other deleterious materials should be removed and disposed of prior to any grading activities.

Where new fill is required behind retaining walls, adjacent to foundations and below new improvements, it should be engineered in place.

Engineered fill consists of fill material which has been approved for use by the geotechnical engineer and placed in a manner as recommended by the geotechnical engineer. Engineered fill may consist of either on-site soil, select fill (imported to the site) or in some cases lean concrete. Lean concrete and native (on-site) soils should only be used if specifically approved by the geotechnical engineer.

Engineered fill (soil) should be placed in horizontal layers not exceeding eight inches in loose thickness, moisture-conditioned to above the optimum moisture content, and compacted to at least 90 percent relative compaction. The upper six inches of the soil subgrade for flatwork areas should be compacted to at least 95 percent relative compaction. Fill deeper than five feet should be compacted to at least 95 percent relative compaction.

Select fill should consist of soil that is non-corrosive, free of organic matter, smaller than three inches in greatest dimension, has a liquid limit less than 40 and a plasticity index less than 12. It is the contractor's

responsibility to check that any fill meet the project requirements. Samples may be submitted to the geotechnical engineer for testing at least three business days prior to use at the site.

Excavation

Excavations that will be deeper than five feet and will be entered by workers should be shored or sloped in accordance with the Occupational Safety and Health Administration (OSHA) standards (29 CFR Part 1926). The shoring designer should be responsible for the shoring design. The contractor should be responsible for the construction and safety of temporary slopes and shoring.

Temporary Slopes

Where space permits, temporary excavation slopes should be no steeper than 2:1 (horizontal:vertical) in native soils and no steeper that 3:1 in clean sand and undocumented fill. Vertical cuts of less than five feet may be performed in very stiff to hard native clays and bedrock provided: any adjacent improvement (i.e. adjacent foundations) are a minimum distance away from the toe of the cut equal to the height of the cut and these vertical cuts are approved by us. Vertical cuts should not be performed in the Dune Sand mapped at the site.

Shoring

We anticipate that shoring will be required for the proposed improvements. Shoring will likely consist of soldier pile and lagging cantilever shoring with a maximum retained height of about 10 feet. Permeation grouting may also be required in conjunction with or used in lieu of lagging to mitigate the potential for flowing sands through the lagging boards and facilitate excavation. The actual shoring type should be determined based on future geotechnical studies and the final project plans.

Underpinning

Where adjacent foundations may be impacted by the excavation and the proposed shoring system is not adequate to reduce potential movements, the adjacent foundations should be underpinned. Hand-dug underpinning pits extending approximately three feet below the bottom of the proposed excavation are likely the most economical underpinning for a project of this scope.

Construction Considerations and Monitoring

If the contractor encounters any adjacent foundation not identified on the structural plans, weak soil/rock or flowing sands during excavation, the excavation should be halted immediately and measures should be taken to mitigate any potential movement. We should be contacted immediately to provide additional consultation. We recommend the contractor investigate the location and depth of adjacent foundations prior finalizing excavation plans.

During excavation, the shoring system may deform laterally, which could cause the ground surface adjacent to the shoring walls to settle. The magnitudes of shoring movements and the resulting settlements are difficult to estimate because they depend on many factors, including the method of installation and the contractor's skill in the shoring installation. We believe that the movements of a properly designed and constructed shoring system should be within ordinary accepted limits of less than one inch. A monitoring program should be established to evaluate the effects of the construction on the adjacent buildings and surrounding ground.

The contractor should be responsible for all temporary cuts, slopes and shoring systems used at the site and should have a competent person on-site who is able to evaluate proposed excavations and soil/bedrock conditions.

Permanent Slopes

Where the existing slopes are re-graded for the proposed improvements, permanent slopes in soil should be graded to a maximum inclination of 2:1 (horizontal:vertical). Steeper slopes may be allowed and should be evaluated on a case-by case basis. Erosion may occur on any slope and maintenance will likely by required. A landscaping plan can be used to minimize erosion and minor sloughing on slopes with inclinations of 2:1 or less. To protect against slope erosion, surface runoff should be redirected away from slopes.

Surface Drainage

Positive surface drainage should be provided at the site to direct surface water away from new and existing foundations as well as the top of retaining walls and slopes. To reduce the potential for water ponding adjacent to the improvements, we recommend the ground surface within a horizontal distance of five feet from the improvement slope down and away with a surface gradient of at least two percent in unpaved areas and one percent in paved areas.

Positive surface drainage should also be provided in crawl spaces, if any, beneath the new improvements. The crawl space should be covered with at least two inches of concrete ("ratproofing") sloped to drain at an inclination of at least one percent to a suitable discharge point. As required, the discharge can be through one-inch-diameter weepholes through retaining walls and redirected to a suitable collection point.

Foundations

Foundations should either bear on similar geologic units or should be designed for differential settlements. We anticipate that foundations will be designed to bear on the Dune Sand (bearing layer) mapped at the site.

We preliminarily recommend that new foundations consist of either continuous shallow foundations of individual spread footings interconnected by stiffened grade beams. Localized areas of soft/medium stiff soil or disturbed bedrock maybe encountered during construction. Weak soil should be over-excavated and replaced with lean concrete. The extent of the over-excavation required should be evaluated in the field by us. We should check the bearing layer once foundation subgrade has been achieved and prior to the placement of re-bar or any other material.

Footings should be a minimum of 18 inches deep or extend at least 12 inches into the bearing layer; whichever is deeper. Footings should be at least 18 inches wide for continuous footings and 24 inches wide for isolated spread footings.

Where proposed foundations are within seven feet of the top of a slope, they should be deepened such that there is a minimum of seven feet between the top of the footing and face of slope. Footings adjacent

to utility trenches (or other footings) should bear below an imaginary 1.5:1 (horizontal:vertical) plane projected upward from the bottom edge of the utility trench (or adjacent footings).

Shallow foundations designed in accordance with the recommendations presented herein should not settle more than 1 inch; differential settlements should not exceed more than ½ inch in 30 feet. Larger, relatively abrupt differential settlements may occur at the transition between different geologic units.

For the recommended minimum embedment, footings constructed on the bearing layer and observed by us may be designed for an allowable bearing pressure of 2,000 pounds per square foot (psf) for dead plus live loads, with a one-third increase for total loads, including wind and/or seismic loads.

Lateral loads on footings can be resisted by a combination of passive resistance acting against the vertical faces of the footings and friction along the bases of the footings. Passive resistance may be calculated using lateral pressures corresponding to an equivalent fluid weight of 250 pounds per cubic foot (pcf); the upper foot should be ignored unless confined by a concrete slab or pavement. Frictional resistance of concrete poured directly on soil should be computed using a base friction coefficient of 0.35; where waterproofing or a vapor barrier is used the coefficient should be reduced to 0.20. The passive resistance and base friction values include a factor of safety of about 1.5 and may be used in combination without reduction.

Uplift loads may be resisted by the weight of the footing and any overlying soil. If footings are inadequate to provide the necessary uplift resistance, drilled piers may be used.

Footing excavations should be free of standing water, debris, and disturbed materials prior to placing concrete.

Permanent Retaining Walls
Retaining walls may be supported by the foundation system described in the previous section.

Retaining walls that are free to rotate at the top may be designed using an active earth pressure. Restrained basement walls (no movement allowed at the top of wall) should be designed for at-rest pressures.

Because the site is in a seismically active area, retaining walls are typically designed to resist pressures associated with earthquake forces. The structural engineer should determine if a seismic increment should be included in the design. If a seismic increment is included in the design, we recommend retaining walls be designed to resist the greater of either the at-rest pressure or active earth pressure plus a seismic increment. At a minimum, any retaining wall should be designed for a Factor of Safety of at least 1.5.

Where new or existing foundations are located behind retaining walls and an imaginary plane taken from the bottom of the footing projected at 1.5:1 (horizontal to vertical) downward intersects the retaining wall, additional surcharge pressures should be included to account for vertical and lateral foundation loading on the retaining wall.

Water can accumulate behind the walls from perched groundwater and other sources, such as rainfall, irrigation, and broken water lines. One acceptable method for back draining the wall is to place a prefabricated drainage panel against the backside of the wall. The drainage panel would typically extend down to either: a prefabricated drainage trench, a perforated PVC collector pipe at the base of the wall or weep holes. Water which drains through the weep holes should not be allowed to pond and should be diverted to a suitable collection system.

Where walls are not back drained, an additional hydrostatic load of 62.4 pcf should be added to the lateral pressures indicated above.

Concrete Slab-on-Grade Floors

Subgrade for concrete slab-on-grade floors should consist of undisturbed native soil and/or bedrock or engineered fill. In general, water vapor transmission through the floor slab should be reduced where there is potential for finished floor coverings to be adversely affected by moisture. This may be achieved using waterproofing, a vapor barrier or both.

If a vapor barrier is installed, it should be underlain by a capillary moisture break. A capillary moisture break consists of at least four inches of clean, free-draining gravel or crushed rock. The vapor barrier should meet the requirements for Class C vapor retarders stated in ASTM E1745-97. The vapor retarder should be placed in accordance with the requirements of ASTM E1643-98. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder. The vapor retarder should be covered with two inches of sand to aid in curing the concrete and to protect the vapor retarder during slab construction. The particle size of the gravel/crushed rock and sand should meet the gradation requirements presented in Table 1.

The sand overlying the membrane should be moist, but not saturated, at the time concrete is placed. Excess water trapped in the sand could eventually be transmitted as vapor through the slab. If rain is forecast prior to pouring the slab, the sand should be covered with plastic sheeting to avoid wetting. If the sand becomes wet, concrete should not be placed until the sand has been dried or replaced.

The presence of a capillary break and vapor barrier may not eliminate all moisture transmission through the concrete floor slab. As required and before the final floor covering is placed, the contractor should the moisture emission levels.

TABLE 1
GRADATION REQUIREMENTS FOR CAPILLARY MOISTURE BREAK

Sieve Size	Percentage Passing Sieve
Gravel or Crushed Rock	
1 inch	90 – 100
3/4 inch	30 – 100
1/2 inch	5 – 25
3/8 inch	0 – 6
Sand	
No. 4	100
No. 200	0 – 5

Concrete Flatwork and Pavers

Concrete flatwork may be underlain by Class II aggregate base to reduce the potential for differential settlement; if desirable we recommend a minimum of 4 or 6 inches of Class II aggregate base compacted to 95 percent relative compaction for pedestrian and vehicular traffic, respectively. Area drains may be used to collect surface run-off.

Where concrete flatwork is constructed on a slope, concrete keys may be required to reduce the potential for downhill movement of the constructed flatwork.

The velocity of surface runoff may be reduced using permeable pavers, which allow surface water to infiltrate the pavers; however since the project is located at the top of a slope, we recommend that infiltration into the underlying soil/rock not be allowed and a subdrain system should be installed below the pavers to divert the surface water to a suitable collection system.

We should evaluate the soil subgrade prior to placement of the pavers or flatwork. Where weak fill and/or soil is encountered, it should be replaced with engineered fill. Where wet or dry soil is encountered, it should be ripped a minimum of six inches and moisture conditioned to near optimum moisture content.

The required thicknesses of the permeable aggregate base and subbase courses and geotextile required will depend on the infiltration and water storage design requirements, as well as the pedestrian/traffic loading demand. We can provide additional geotechnical recommendations and/or a review of the final pavement plans upon your request.

SEISMIC DESIGN

For design in accordance with the 2013 San Francisco Building Code (SFBC), we preliminarily recommend Site Class D (stiff soil) be used. Site seismic design factors are presented on Figure 6. The factors presented should be considered preliminary until checked by your structural engineer.

LIMITATIONS

This preliminary geotechnical study has been conducted in accordance with the standard of care commonly used as state-of-practice in the profession. No other warranties are either expressed or implied. A final geotechnical report based on a site specific field study and/or appropriate available on-site subsurface information should be prepared prior to finalizing any design. Corrosivity of the soil and/or bedrock is beyond the scope of this report. The recommendations made in this report are intended to protect the life and safety of occupants within the structure during a major seismic event on a nearby fault; damage to the structure and other improvements may still occur due to seismic forces on the proposed improvements. Our recommendations are only valid where the actual field conditions are observed by us.

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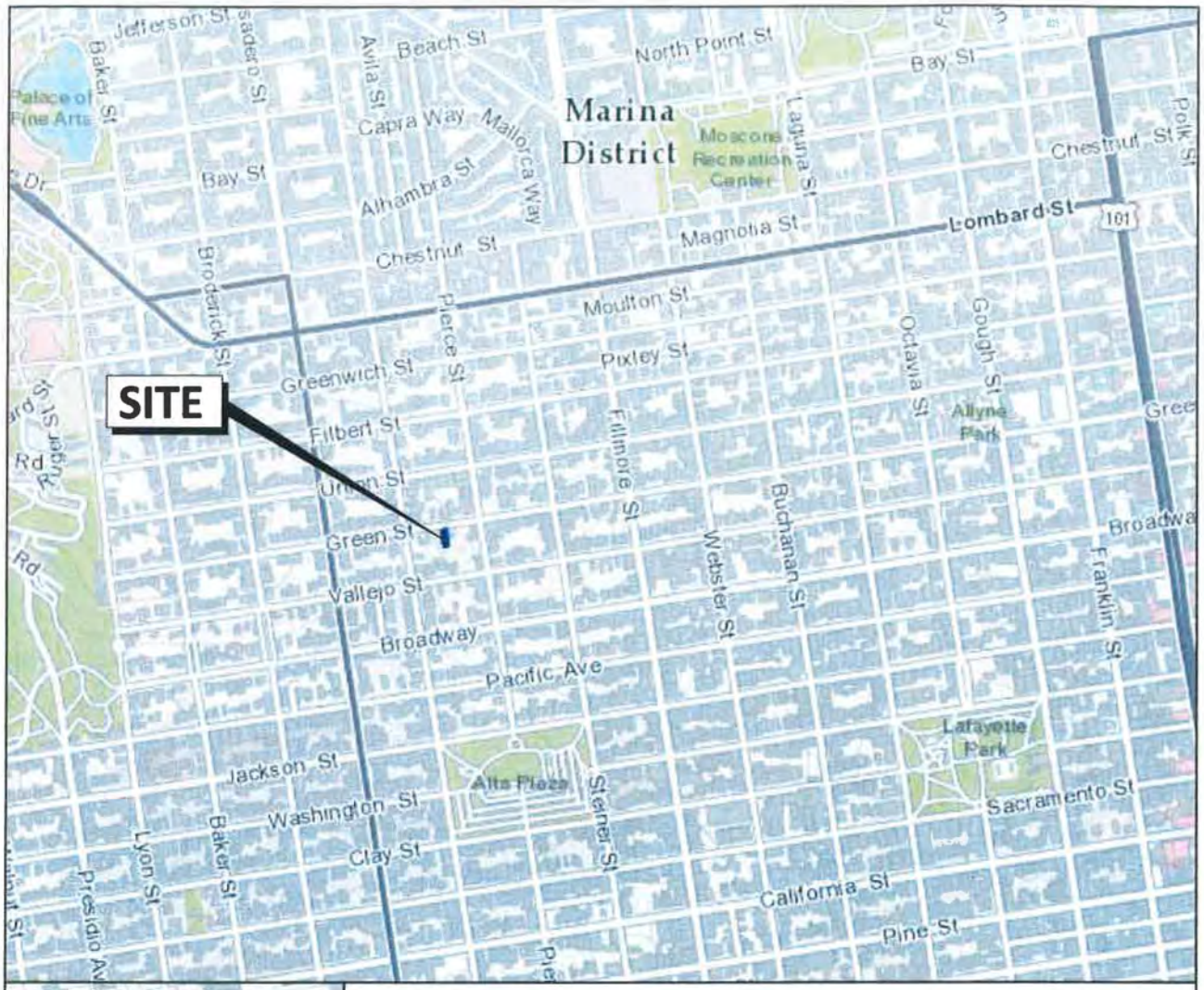
FIGURES



0 0.2 Miles

Approximate scale

Base map: (c) 2017 san francisco planning department

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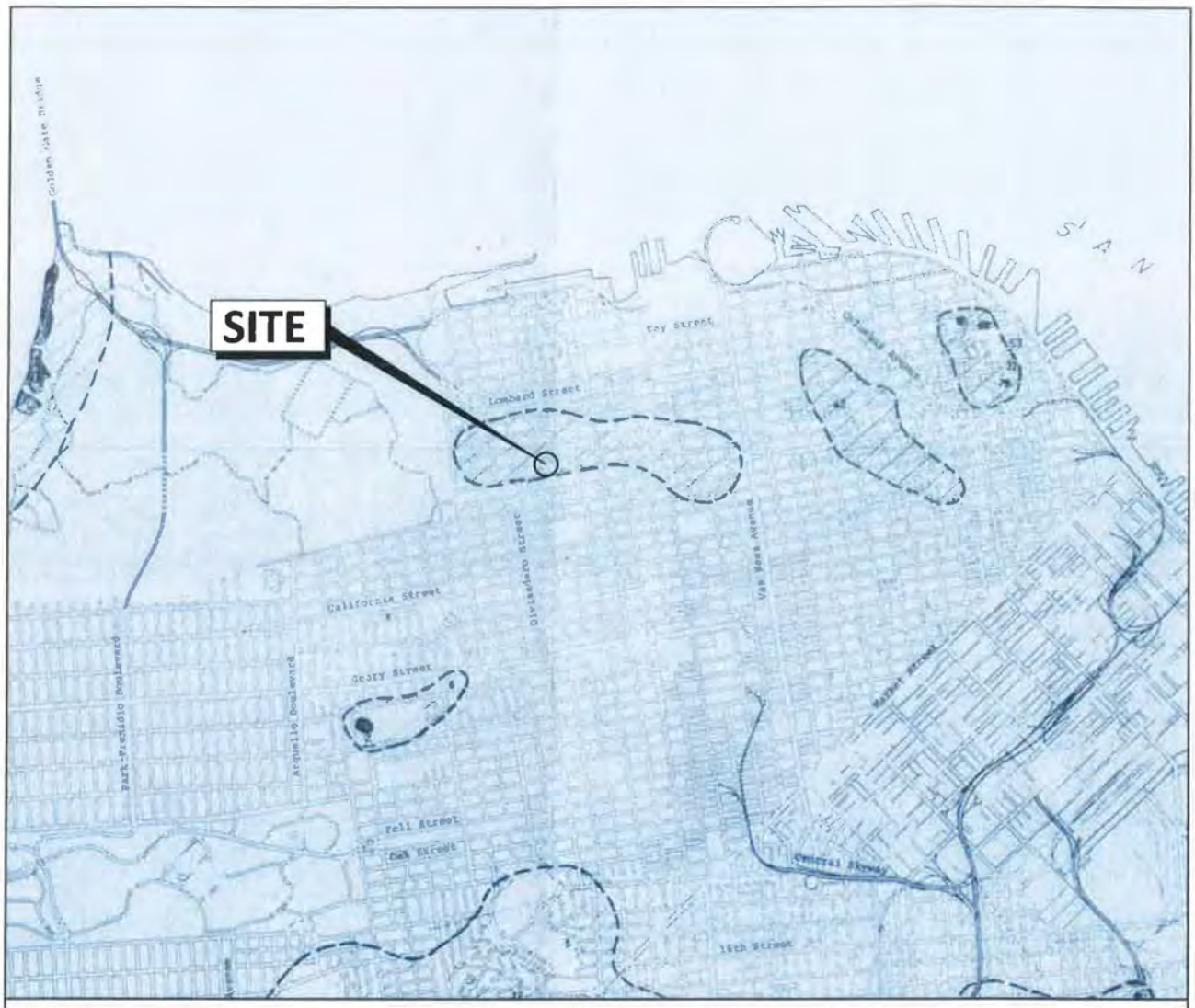
2417 GREEN STREET
San Francisco, California

SITE LOCATION MAP

Date 01/12/17	17-120101-01	Figure 1



EXPLANATION

outline of slide area

areas of potential landslide hazard

7 location of slide, SFDBI
those underlined are active slides

0 2000 4000 Feet

Approximate scale

Base map: John A. Blume & Associates, Engineers, (1974). Figure 4, Landslide Locations, San Francisco Seismic Safety Investigation, June 1974.

divis CONSULTING, INC. GEOTECHNICAL ENGINEERING

2417 GREEN STREET
San Francisco, California

SAN FRANCISCO SLOPE PROTECTION ACT MAP

Date 01/12/17	17-120101-01	Figure 2

EXPLANATION

Liquefaction: Areas where historic occurence of liquefaction, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

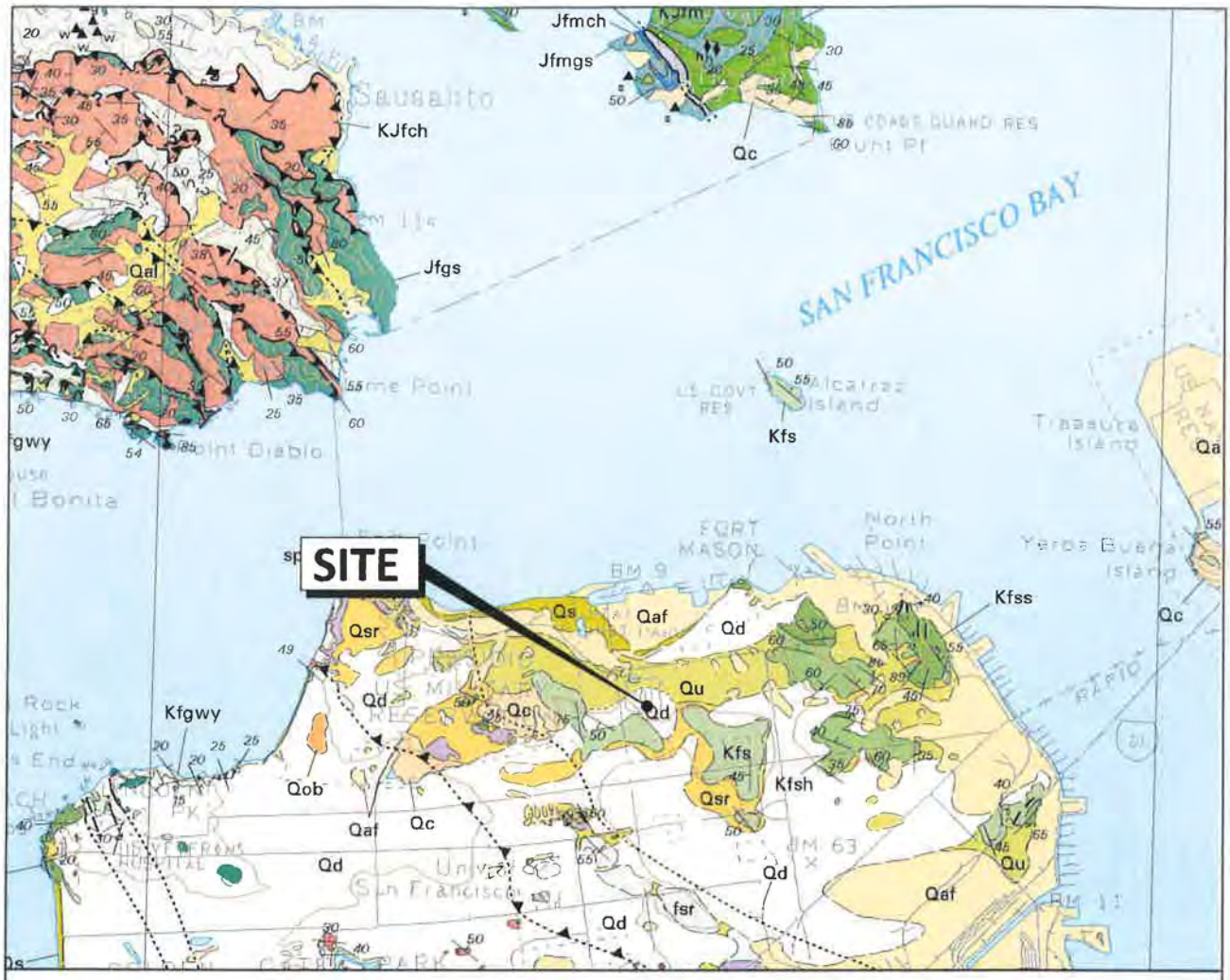
Earthquake-Induced Landslides: Areas where previous occurence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

0 1000 2000 Feet

Approximate scale

Base map: State of California, Seismic Hazard Zones City and County of San Francisco, Official Map, Released November 17, 2001.

divis CONSULTING, INC. GEOTECHNICAL ENGINEERING	**2417 GREEN STREET** San Francisco, California	**SEISMIC HAZARD ZONE MAP**		
		Date 01/12/17	17-120101-01	Figure 3



		water
	Qaf	Artificial fill
	Qd	Dune Sand (Quaternary)
	Qu	Undifferentiated surficial deposits (Quaternary)
	fsr	Mélange
	Jfgs	Greenstone (Jurassic)
	KJfch	Chert (Cretaceous and Jurassic)
	sp	Serpentine
----		Contact, approximately located

0 2000 4000 feet

Approximate scale

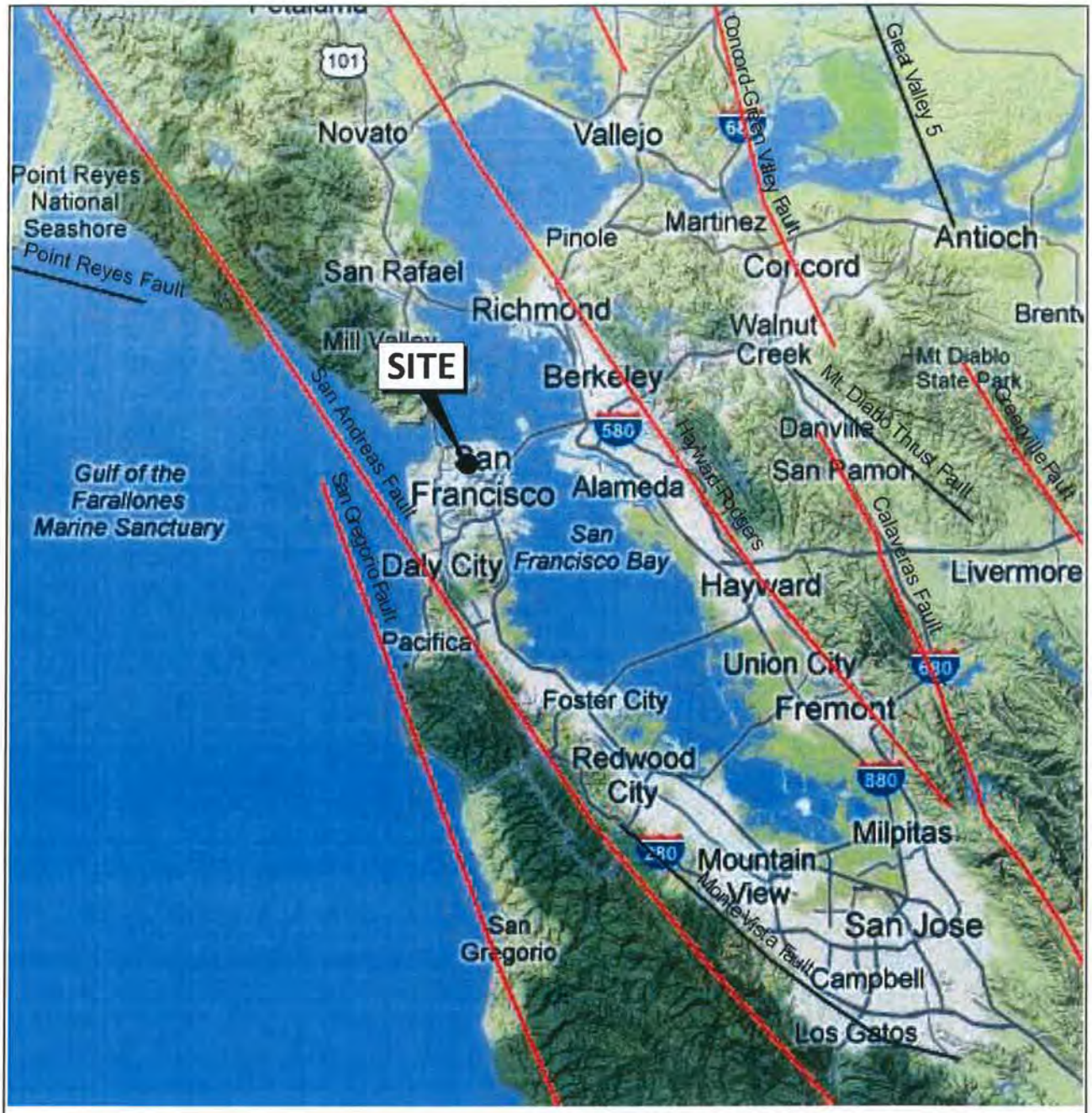
Reference: Geologic Map and Map Database of Parts of Marin, San Francisco, Alameda, Contra Costa and Sonoma Counties, California, prepared by M.C. Blake Jr., R.W. Graymer, and D.L. Jones, dated 2000

divis CONSULTING, INC. GEOTECHNICAL ENGINEERING

2417 GREEN STREET
San Francisco, California

REGIONAL GEOLOGIC MAP

Date 01/12/17	17-120101-01	Figure 4



FAULT TYPE

Strike slip

Thrust (Reverse)

Normal

0 5 10 Miles

Approximate scale

Base Map: U.S. Geological Survey, National Seismic Hazards Maps - Fault Sources, 2008.

divis CONSULTING, INC. GEOTECHNICAL ENGINEERING	**2417 GREEN STREET** San Francisco, California	**REGIONAL FAULT MAP**		
		Date 01/12/17	17-120101-01	Figure 5

USGS Design Maps Summary Report

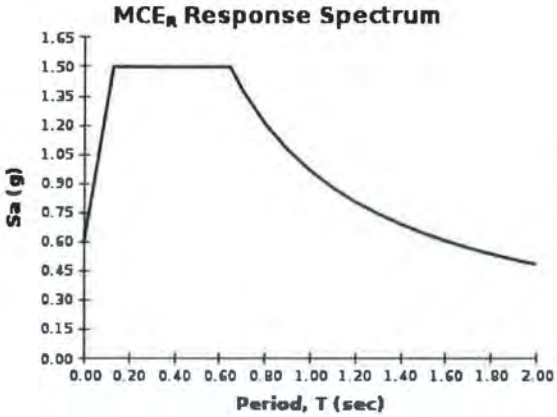
User-Specified Input

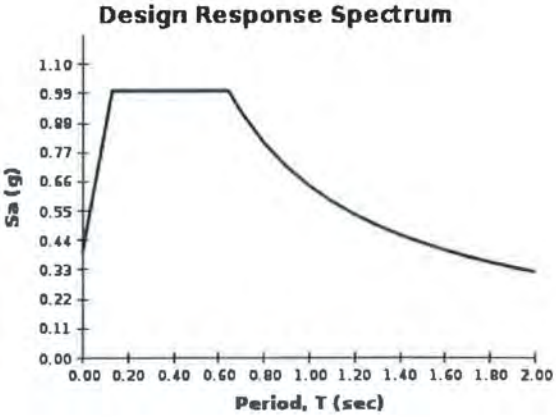
Building Code Reference Document	2012/2015 International Building Code (which utilizes USGS hazard data available in 2008)
Site Coordinates	37.79547°N, 122.43933°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

USGS-Provided Output

S_S =	1.500 g	S_{MS} =	1.500 g	S_{DS} =	1.000 g
S_1 =	0.645 g	S_{M1} =	0.967 g	S_{D1} =	0.645 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

divis
CONSULTING, INC.
GEOTECHNICAL ENGINEERING

APPENDIX A

IMPORTANT INFORMATION REGARDING YOUR GEOTECHNICAL REPORT

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/THE BEST PEOPLE ON EARTH exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE
THE BEST PEOPLE ON EARTH

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGER06085.0MRP

divis
CONSULTING, INC.
GEOTECHNICAL ENGINEERING

10 May 2017
17-120101-03

2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

APPROVED
Dept. of Building Insp.
MAY 18 2017
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Subject: Structural Plan Review
2417 Green Street
San Francisco, California

Dear Mr. Durkin:

This letter documents our review of the structural plans for the subject project. Divis Consulting provided geotechnical recommendations for the subject project in a report dated 6 April 2017. We understand that the recommendations and design parameters presented in our report were used to prepare the structural plans.

We reviewed the geotechnical aspects of the following:

- Sheets S1.0, S1.1, S2.2, S4.0 and S4.1, "2417 Green Street, San Francisco, CA" dated 15 April 2017, prepared by Christopher Durkin, PE.

On the basis of our review, we conclude the structural plans are in general conformance with our geotechnical conclusions and recommendations.

We trust this letter provides the information you require.

Sincerely yours,
DIVIS CONSULTING, INC.

REGISTERED PROFESSIONAL ENGINEER
CHRISTIAN J. DIVIS
GEOTECHNICAL
STATE OF CALIFORNIA
Exp. 12/31/17

Christian J. Divis
Geotechnical Engineer

RECEIVED
MAY 11 2017
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING
ACCEPTED

divis
CONSULTING, INC.
GEOTECHNICAL ENGINEERING

10 May 2017
17-120101-03

2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

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Sincerely yours,
DIVIS CONSULTING, INC.

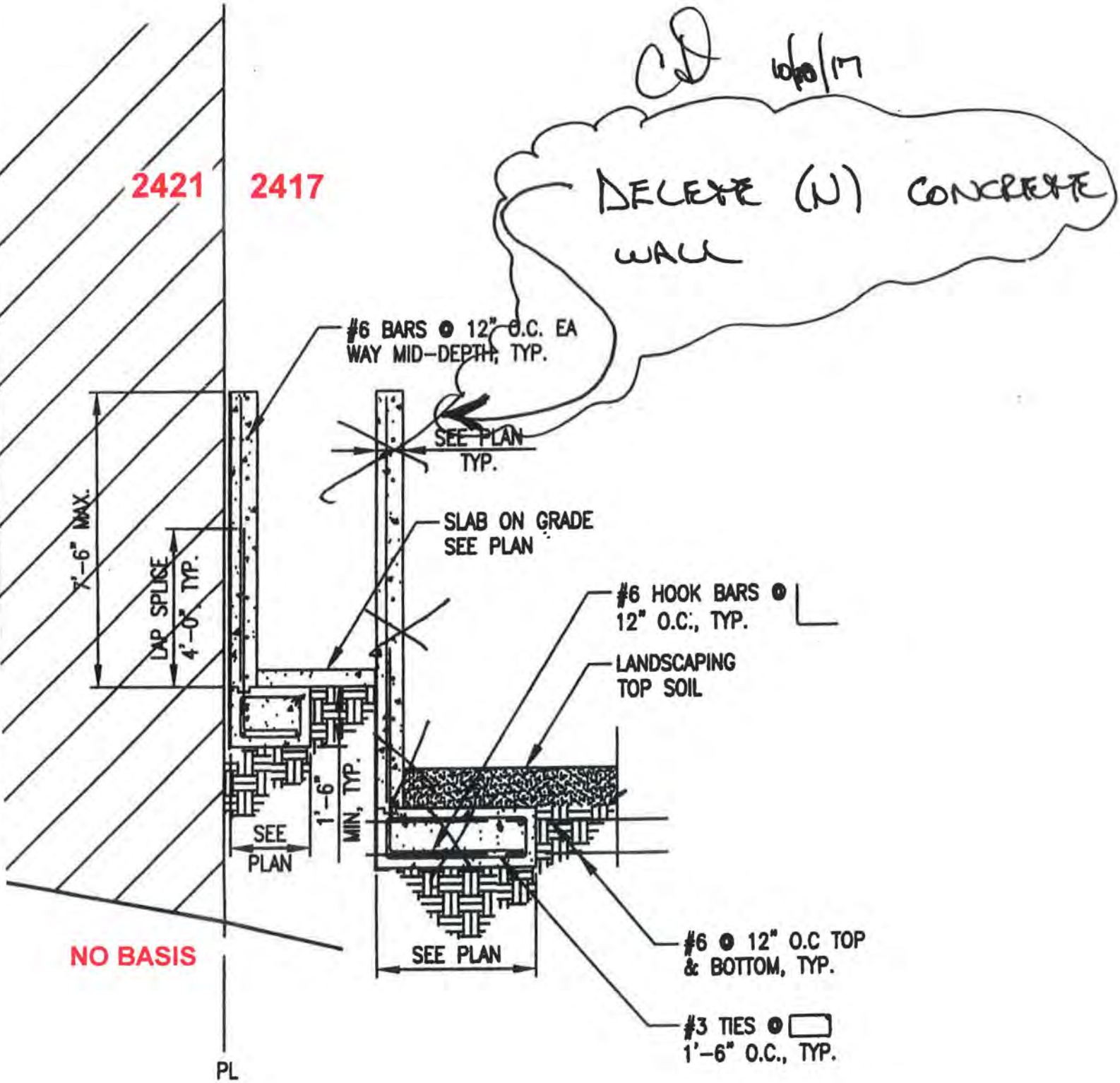
Christian J. Divis
Geotechnical Engineer

REGISTERED PROFESSIONAL ENGINEER
CHRISTIAN J. DIVIS
GE2084
Exp. 12/31/17
GEOTECHNICAL
STATE OF CALIFORNIA

RECEIVED
OCT 12 2017
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING
ACCEPTED

BLOCK 560
GREEN
BLOCK
PIERCE
SCOTT
PIERCE
R-1
40 HL
BLOCK 563
VALLEJO
STEINER
FILLMORE
R-5
40 HL
R-1
40 HL
BLOCK 566
BROADWAY
VALLEJO

ATTACHMENT G


CD 10/10/17
DELETE (N) CONCRETE WALL
2421
2417
#6 BARS @ 12" O.C. EA WAY MID-DEPTH, TYP.
SEE PLAN TYP.
SLAB ON GRADE SEE PLAN
7'-6" MAX.
LAP SPLICE 4'-0" TYP.
#6 HOOK BARS @ 12" O.C., TYP.
LANDSCAPING TOP SOIL
1'-6" MIN, TYP.
SEE PLAN
SEE PLAN
#6 @ 12" O.C TOP & BOTTOM, TYP.
#3 TIES @ 1'-6" O.C., TYP.
NO BASIS
PL

ATTACHMENT H

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION — OFFICIAL COPY

APPROVED Dept. of Building Insp. NOV 2 - 2017 — TOM C. HUI, S.E. DIRECTOR

APPROVED Dept. of Building Insp. NOV 03 2017 — Tom C. Hui, TOM C. HUI, S.E. DIRECTOR, DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE NOV 2 - 2017

BLDG. FORM 3/8

APPLICATION NUMBER 201708032-0114

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER

201708032 - BPP

DCP FEE

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

WC 5-30-2018

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
10/2/17		2417 GREEN ST	0560/028

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST	
1443345	10-2-17	$1	BY: CM $1.00	DATE 10/12/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
VB	4	1	SFD	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
VB	4	1	SFD	R3	1

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

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
DURKIN INC	1035 ASHBURY ST	94117	415.682-4649		1012620

(15) OWNER / LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
2417 GREEN ST LLC				

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

COMPLY w/ NOV 201708032. ADMINISTRATIVE PERMIT TO FACILITATE DCP REVIEW. ~~RE~~ REVISION TO BPA # 201705116316. NO WORK UNDER THIS PERMIT. DELETE PREFABRICATED RETAINING WALL AT REAR YARD.

ADDITIONAL INFORMATION

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

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

(25) ARCHITECT OR ENGINEER (DESIGN ☒ CONSTRUCTION ☐)	ADDRESS	CALIF. CERTIFICATE NO.
CHRISTOPHER E DURKIN		C71067

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

VARIANCE EXTENDED

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

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

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

Carrier: STATE FUND
Policy Number: 9135770

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

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

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

Signature of Applicant or Agent — Date 10/2/17

REV 06/13

OFFICE COPY

CONDITIONS AND STIPULATIONS

REFER TO:		
	APPROVED: SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION OFFICIAL COPY Cyril Yu, DBI OCT 13 2017 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: 10/2/17 REASON: BID-S# OK TO PROCESS NOTIFIED MR.
☐	APPROVED: REVISION TO BPA # 2017.05.1683 TO REMOVE FREESTANDING CONCRETE RETAINING WALL IN REAR YARD. EXCAVATION OF GARAGE IN BASEMENT LEVEL AND RAISED PLANTING BED IN REAR YARD UNCHANGED. 10/10/17 Approved Planning Dept. Christopher May DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: Cyril Yu, DBI OCT 13 2017 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☑	APPROVED: Accepted by the San Francisco Department of Public Health Maher Program with the following conditions: Obtain copies and follow the requirements of the Site Mitigation Plan, Environmental Health and Safety Plan, Dust Control Plan and other documents and requirements to ensure compliance with the S.F. Maher Ordinance. M. Zolay 10/31/2017 DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	APPROVED: REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION — OFFICIAL COPY

APPROVED
Bldg Insp.
MAY 18 2017
Tom C. Hui
TOM C. HUI S.E.
DIRECTOR OF INSPECTION

State Industrial Safety Permit
The attached application falls under the Labor Code Sec. 6500 in that it involves the type of construction work checked below:

- [x] Construction of trenches or excavations which are 5 feet or deeper and into which a person is required to descend
- [ ] The construction of any building, structure, falsework, or scaffolding more than 3 stories high or the equivalent height. (36 ft.)
- [ ] The demolition of any building, structure, falsework, or scaffold, more than 3 stories high or the equivalent height (36 ft.)

BLDG. FORM 3/8

APPLICATION NUMBER 2017/05/-6316

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER 711280

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☒ OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS 5/30/17

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
MAY 18 2017		2417 GREEN STREET	0560/028

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST:
1421887	5-18-17	~~$50,000~~	BY: C.Y.U. $100K DATE: 5/11/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

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

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

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

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

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

(15) OWNER - ~~LESSEE (CROSS OUT ONE)~~	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
2417 GREEN STREET LLC.				

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

GARAGE EXPANSION, PARTIAL DETERIORATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACK YARD

ADDITIONAL INFORMATION

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

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

(25) ~~ARCHITECT~~ OR ENGINEER (DESIGN ☒ CONSTRUCTION ☐)	ADDRESS	CALIF. CERTIFICATE NO.
CHRISTOPHER F. DURKIN		C71064

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

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

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

(✓) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier TAT E JNT
Policy Number 113

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

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

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

Signature of Applicant or Agent — Date 5/11/17

REV 06/13

OFFICE COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION OFFICIAL COPY

CONDITIONS AND STIPULATIONS

REFER TO:			
	APPROVED:	Cyril Yu, DBI MAY 11 2017. BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	Cyril Yu, DBI MAY 11 2017. CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION — OFFICIAL COPY

APPROVED Dept. of Building Insp.

APR 11 2017

TOM C. HUI DIRECTOR DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE 4/11/17 HZ

BLDG. FORM 3/8

APPLICATION NUMBER 201704113654

OSHA APPROVAL RECD'D ☐ APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

0 HZ NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
APR 11 2017		2417 GREEN ST	0560 / 028

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST: BY:
1422107	APR 11 2017	$100	$1,000 HZ DATE: 4/11/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
5	3	1	RESIDENTIAL SFD	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
5	3		RESIDENTIAL SFD	R3	1

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

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
QUIKLIN INC	474 EUCLID AVE	94118	415 407 0486	101 2620	4/30/18

(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
2417 GREEN STLLC	474 EUCLID AVE	94118		415 407 0486

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

EXPLORATORY DEMOLITION TO DETERMINE EXISTING ~~[illegible]~~ DEPTHS / FOOTING / REPAIR/PATCH BACK IN KIND (AT ISOLATED LOCATIONS ONLY)

ADDITIONAL INFORMATION

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

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

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐)	ADDRESS	CALIF. CERTIFICATE NO.

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

IMPORTANT NOTICES

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

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

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

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CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

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

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

Carrier State Comp
Policy Number 9133740

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

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

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

Signature of Applicant or Agent: Date: 4/11/17

REV 06/13

OFFICE COPY

CONDITIONS AND STIPULATIONS

REFER TO:			
	APPROVED:	Howard Zee, DBI APR 11 2017 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	n.a DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐	APPROVED:	HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION OFFICIAL COPY

You selected:

Address: **2417 GREEN ST** Block/Lot: **0560 / 028**

Please select among the following links, the type of permit for which to view address information:

Electrical Permits Plumbing Permits Building Permits Complaints

(Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
201710020114	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201705116316	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201712136376	0560	028	2417	GREEN ST		FILED	12/13/2017
M831527	0560	028	2417	GREEN ST		ISSUED	09/13/2017
201704285244	0560	028	2417	GREEN ST		FILED	04/28/2017
201704113654	0560	028	2417	GREEN ST		ISSUED	04/11/2017
200902192408	0560	028	2417	GREEN ST		ISSUED	02/19/2009
200707066100	0560	028	2417	GREEN ST		EXPIRED	05/01/2008
200706224914	0560	028	2417	GREEN ST		ISSUED	06/22/2007
8600460	0560	028	2417	GREEN ST		COMPLETE	04/11/1986
8206745	0560	028	2417	GREEN ST		COMPLETE	03/04/1983

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Contact SFGov Accessibility Policies

City and County of San Francisco © 2018

Permit Details Report

Report Date: **1/8/2018 11:28:01 PM**

Application Number:	201710020114
Form Number:	8
Address(es):	0560 / 028 / 0 2417 GREEN ST
Description:	TO COMPLY NOV201708032, ADMINISTRATIVE PERMIT TO FACILILATE DCP REVIEW, REVISION TO PA#201705116316, DELETE FREESTANDING RETAINING WALL AT REAR YARD. NO WORK UNDER THIS PERMIT. N/A MAHER ORDINANCE
Cost:	$1.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/2/2017	TRIAGE	
10/2/2017	FILING	
10/2/2017	FILED	
11/3/2017	APPROVED	
11/3/2017	ISSUED	
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. O'Riordan

Contact Details:

Contractor Details:

License Number:	1012620
Name:	PATRICK DURKIN
Company Name:	DURKIN INC.
Address:	1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	10/2/17	10/2/17			10/2/17	HAJNAL STEVEN	OK TO PROCESS BY
2	INTAKE	10/2/17	10/2/17			10/2/17	CHUNG JANCE	
3	CP-ZOC	10/10/17	10/10/17			10/10/17	MAY CHRISTOPHER	Approved: Revision to BPA # 201705116316 t remove freestanding concrete retaining wall i rear yard. Garage excavation in basement lev and raised planting beds in rear yard unchanged.
4	BLDG	10/12/17	10/12/17			10/12/17	YU CYRIL	APPROVED.
5	HEALTH	10/13/17	10/13/17			10/31/17		approved by M. Zalay
6	CPB	11/3/17	11/3/17			11/3/17	CHUNG JANCE	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

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

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Permit Details Report

Report Date: **1/8/2018 11:28:35 PM**

Application Number:	201705116316
Form Number:	8
Address(es):	0560 / 028 / 0 2417 GREEN ST
Description:	PARTIAL DETERIOATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACKYARD
Cost:	$100,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/11/2017	TRIAGE	
5/11/2017	FILING	
5/11/2017	FILED	
5/18/2017	APPROVED	
5/18/2017	ISSUED	
9/28/2017	SUSPEND	department of city planning review required
12/11/2017	REINSTATED	permit reinstated see pa 201710020114
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. O'Riordan

Contact Details:

Contractor Details:

License Number:	1012620
Name:	PATRICK DURKIN
Company Name:	DURKIN INC.
Address:	1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	5/11/17	5/11/17			5/11/17	PANGELINAN MARIANNE	
2	BLDG	5/11/17	5/11/17			5/11/17	YU CYRIL	
3	CPB	5/18/17	5/18/17			5/18/17	CHEUNG WAI FONG	5/18/17: SAFETY PERMIT RECEIVED. WF

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Tim Slot
7/13/2017	PM	WS	Web Scheduled	START WORK	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
7/13/2017	Robert Power	START WORK	SITE VERIFICATION

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	placement
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0			13	SPECIAL GRADING, EXCAVATION AND FILLING (GEO. ENGINEERED)	
0			24C	CONCRETE CONSTRUCTION	
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	geotech of record to observe excavation @ start of EA cut
0			[illegible]	FOUNDATIONS	

0			24A	FOUNDATIONS	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

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Permit Details Report

Report Date: **1/8/2018 11:26:37 PM**

Application Number:	201712136376
Form Number:	8
Address(es):	0560 / 028 / 0 2417 GREEN ST
Description:	TO COMPLY W/NOV #201724852 - REMOVE BRICK CHIMNEY, 2X FULL DEPTH JOIST @ 16" O.C. TO MATCH (E) ROOF & JOIST FRAMING W/ 3/4" RATED PLYWOOD NAILED W/10D @16" O.C. ALL NAILING & CONVERNTIONAL FRAMING PER 2016 CBC. N/A MAHER ORDINANCE
Cost:	$250.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
12/13/2017	TRIAGE	
12/13/2017	FILING	
12/13/2017	FILED	

Contact Details:

Contractor Details:

License Number:	1012620
Name:	PATRICK DURKIN
Company Name:	DURKIN INC.
Address:	1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	BID-INSP	12/13/17	12/13/17			12/13/17	CURRAN BERNIE	415-558-6096	
2	INTAKE	12/13/17	12/13/17			12/13/17	YIP JANET	415-999-9999	
3	CP-ZOC							415-558-6377	
4	BLDG							415-558-6133	
5	CPB							415-558-6070	

Appointments:

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

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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Permit Details Report

Report Date: **1/9/2018 12:09:59 AM**

Application Number:	201704285244
Form Number:	3
Address(es):	0560 / 028 / 0 2417 GREEN ST
Description:	HORIZONTAL ADDITION. EXPANSION OF (E) GARAGE IN BASEMENT LEVEL, 1ST, 2ND, 3RD & 4TH STORY HORIZONTAL REAR YARD ADDITION; ALTERATIONS TO (E) FRONT FACADE; EXCAVATION & FULL FOUNDATION REPLACEMENT; LOWERING (E) BLDG APPROX 1'-11"; INTERIOR REMODEL THROUGHOUT.
Cost:	$50,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/28/2017	TRIAGE	
4/28/2017	FILING	
4/28/2017	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	4/28/17	4/28/17			4/28/17	TORRES SHIRLEY	415-558-6070	
2	CP-ZOC	4/28/17					MAY CHRISTOPHER	415-558-6377	
3	CP-NP	10/16/17		10/16/17	10/17/17		MAY CHRISTOPHER	415-558-6377	Sec. 311 cover letter mailed: 10/16/17 Se 311 mailed: 10/23/17 exp: 11/22/17 (Milton)
4	CP-DR	11/17/17					OROPEZA EDGAR	415-558-6377	New DR application total (2) on 11/21/2017 at 11:00 am deemed complet by polanner Edgar oropeza
5	BLDG							415-558-6133	
6	DPW-BSM							415-558-6060	
7	SFPUC							415-575-6941	
8	PPC							415-558-6133	
9	CPB							415-558-6070	

Appointments:

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

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Permit Details Report

Report Date: **1/9/2018 12:11:25 AM**

Application Number:	201704113654
Form Number:	8
Address(es):	0560 / 028 / 0 2417 GREEN ST
Description:	EXPLORATORY DEMOLITION TO DETERMINE (E) FOOTING DEPTHS, REPAIR/PATCH BACK IN-KIND - ISOLATED LOCATIONS ONLY
Cost:	$1,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/11/2017	TRIAGE	
4/11/2017	FILING	
4/11/2017	FILED	
4/11/2017	APPROVED	
4/11/2017	ISSUED	

Contact Details:

Contractor Details:

License Number:	1012620
Name:	PATRICK DURKIN
Company Name:	DURKIN INC.
Address:	1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BLDG	4/11/17	4/11/17			4/11/17	ZEE HOWARD	
2	CPB	4/11/17	4/11/17			4/11/17	PASION MAY	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

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

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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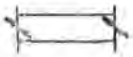
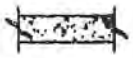
ATTACHMENT I

HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL SECTION
I	MOMENT OF INERTIA
ICC	INTERNATIONAL CODE COUNCIL
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
JT	JOINT
JST	JOIST
KD	KILN DRIED
LB	POUND
LG	LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LS	LAG SCREW
LSH	LONG SLOTTED HOLE
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE
TS	TUBE STEEL
TW	THICKNESS OF WEB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/IN	WITHIN
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE SECTION
WS	WOOD SCREW
WP	WORK POINT
WHS	WELDED HEADED STUDS
WWF	WELDED WIRE FABRIC

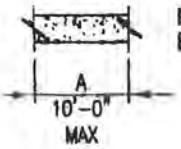
LEGEND



INDICATES (E) CONCRETE WALL



INDICATES (N) CONCRETE WALL



INDICATES EXCAVATION SEQUENCE AND MAXIMUM WIDTH OF EXCAVATION, SEE GEOTECHNICAL INVESTIGATION REPORT

NO UNDERPINNING

SCOPE OF WORK

GARAGE EXPANSION, PARTIAL DETERIORATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACKYARD.

BUILDING INFORMATION:

TYPE OF CONSTRUCTION:	5B
NUMBER OF STORIES:	3 STORIES + 1 BASEMENT
USE OF BUILDING:	SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION:	R-3

2417 GREEN STREET, LLC
2417 GREEN STREET
SAN FRANCISCO, CA
BLOCK 0560 / LOT 028

GENERAL NOTES
ABBREVIATIONS
LEGEND

DATE 04/15/2017
SCALE NONE
DRAWN C.D.
JOB 2017.501.00
SHEET S1.0
OF - SHEETS

GROUT

1. GROUT UNDER ALL PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND BE PROPORTIONED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION SHALL BE PERFORMED AT A MINIMUM AT THE FOLLOWING STAGES OF CONSTRUCTION:
   A. AFTER INSTALLATION OF REINFORCING STEEL AND BEFORE PLACEMENT OF CONCRETE.

SPECIAL INSPECTION

1. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR TO PERFORM SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704 OF THE 2016 CBC AS A MINIMUM. THE FOLLOWING ITEMS OF WORK REQUIRE SPECIAL INSPECTION:
   A. VERIFICATION OF SOIL CONDITIONS – BY GEOTECHNICAL ENGINEER OF RECORD
   B. CONCRETE
   C. REINFORCING STEEL
   D. BOLTS AND DOWELS INSTALLED IN EXISTING CONCRETE

2. THE TESTING AND INSPECTION AGENCY SHALL COMPILE TESTING AND INSPECTION REPORTS DETAILING THE ITEMS OF WORK WHICH HAVE BEEN INSPECTED. A COPY OF THE REPORTS SHALL BE SENT TO THE OWNER, STRUCTURAL ENGINEER AND CONTRACTOR FOR REVIEW.

SPECIAL INSPECTION PROGRAM

1. CONCRETE PLACEMENT: SPECIAL INSPECTOR SHALL OBSERVE PLACEMENT CONCRETE INCLUDING WIDTH, LENGTH AND HEIGHT SPECIFIED ON DRAWINGS.

2. REINFORCEMENT PLACEMENT: SPECIAL INSPECTOR SHALL OBSERVE PLACEMENT OF REINFORCEMENT INCLUDING REBAR SIZE, GRADE, SPACING, CLEARANCES AND SECURITY DURING THE CONCRETE PLACEMENT OPERATION. SPECIAL INSPECTOR SHALL OBSERVE THAT REINFORCING IS FREE OF DIRT, MUD OR OTHER MATERIALS PRIOR TO CONCRETE PLACEMENT.

3. INSPECTION AND TESTING OF ANCHORS AND DOWELS:
   A. SPECIAL INSPECTOR SHALL OBSERVE THAT DRILLED HOLES ARE FREE OF DUST AND DEBRIS PRIOR TO PLACEMENT OF NON-SHRINK GROUT OR EPOXY OF DRILLED ANCHORS AND DOWELS OR EXPANSION ANCHORS.

DESIGN CRITERIA

1. DEAD LOADS (DL)
   STRUCTURE — AS CALCULATED

2. LIVE LOADS (LL)
   ROOF — 20 PSF (REDUCIBLE)
   FLOOR — 40 PSF (REDUCIBLE)

3. WIND LOADS
   PS = LAMBDA KZT I PS30(MWFRSS)
   PNET = LAMBDA KZT I PNET30(COMPONETS & CLADDING)

OCCUPANCY CATEGORY	II
IMPORTANCE FACTOR, I	1.00
BASIC WIND SPEED	85 MPH
EXPOSURE	B

4. SEISMIC
   V = SDS / (R / I) W >= 0.01 W
   V <= SD1 / (T (R / I)) W
   V >= (0.5 S1 / (R / I) W – SDC E OR F ONLY WHEN S1 >= 0.6G
   V = 0.106 W (STRENGTH) = 0.076 W (ALLOWABLE STRESS)
   SS = 1.500 S1 = 0.845 SMS = 1.500 SM1 = 0.838
   SDS = 1.000 SD1 = 0.559 I = 1.00 R = 6.5

FOUNDATIONS

THE FOUNDATION DESIGNS ARE BASED ON THE REPORT "GEOTECHNICAL INVESTIGATION REPORT 2417 GREEN STREET, SAN FRANCISCO, CALIFORNIA" PREPARED BY "DMIS CONSULTING, INC.", DATED APRIL 06, 2017, PROJECT 17-120101-02.

1. ALLOWABLE FOUNDATION SOIL BEARING PRESSURE:

DEAD PLUS LIVE	4000 PSF
TOTAL LOADS (INCLUDING SEISMIC OR WIND)	5300 PSF

2. LATERAL EARTH PRESSURES:

ACTIVE	35 PCF
AT REST	45 PCF
SEISMIC INCREMENT: BASEMENT WALL	47 PCF
SEISMIC INCREMENT: RETAINING WALL	29 PCF
ALLOWABLE UNIFORM PASSIVE: BEDROCK	2500 PSF
ALLOWABLE FRICTION COEFFICIENT: CONCRETE	0.45

SHEET INDEX

S1.0 GENERAL NOTES / ABBREVIATION / LEGEND
S1.1 SPECIAL INSPECTION / TYPICAL DETAILS
S2.0 (E) SITE PLAN
S2.1 (N) SITE PLAN
S2.2 (E) BASEMEN PLAN / (N) BASEMENT PLAN
S4.0 (E) LONGITUDINAL SECTION / (N) LONGITUDINAL SECTION
S4.1 (E) TRANSVERSE SECTION / (N) TRANSVERSE SECTION / (N) LANDSCAPING SITE WALL

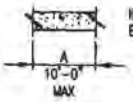
ABBREVIATIONS

(A)	ABOVE
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATR	ALL THREADED ROD
AWS	AMERICAN WELDING SOCIETY
(B)	BELOW
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
B.O.	BOTTOM OF
BOF, BF	BOTTOM OF FOOTING
BOT	BOTTOM
B.O.T.	BOTTOM OF TOE (STEEL BEAM)
BRG	BEARING
BTWN	BETWEEN
CBC	CALIFORNIA BUILDING CODE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CP	COMPLETE PENETRATION WELD
DBL	DOUBLE
DET	DETAIL
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DO	DITTO
DWG	DRAWING
DWGS	DRAWINGS
(E)	EXISTING
EA	EACH
EB	EXPANSION BOLT
EL	ELEVATION
EJ	EXPANSION JOINT
EMBED	EMBEDMENT
EN	EDGE NAILING
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
E-W	EAST WEST
EXT	EXTERIOR
FDN	FOUNDATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FLG	FLANGE
FLR	FLOOR
FN	FIELD NAILING
FO	FACE OF
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FRMG	FRAMING
FS	FAR SIDE
F.N.	FINISH SURFACE
FTG	FOOTING
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLB	GLUED-LAMINATED BEAM
HGR	HANGER
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL SECTION
I	MOMENT OF INERTIA
ICC	INTERNATIONAL CODE COUNCIL
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
JT	JOINT
JST	JOIST
KD	KILN DRIED
LB	POUND
LG	LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LS	LAG SCREW
LSH	LONG SLOTTED HOLE
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
N-S	NORTH SOUTH
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
O/	OVER
o.c.	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PAF	POWDER ACTUATED FASTENERS
PC	PIECE
PL	PLATE
PLY	PLYWOOD
PCF	POUNDS PER CUBIC FOOT
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PP	PARTIAL PENETRATION WELD
PSL	PARALAM STRAND LUMBER
PT	PRESSURE TREATED
RAD	RADIUS
RDWD	REDWOOD
REINF	REINFORCING STEEL
REQ'D	REQUIRED
RF	ROOF
S	SECTION MODULUS
(S)	SLOPING
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SDSTS	SELF DRILLING SELF TAPPING SCREW
SIM	SIMILAR
SEC	SECTION
SFBC	SAN FRANCISCO BUILDING CODE
SHT	SHEET
SHTG	SHEATHING
SMD	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREW
SOG	SLAB ON GRADE
SPCG	SPACING
SPECS	SPECIFICATIONS
SP	STRUCTURAL PLYWOOD
SPEN	STRUCTURAL PLYWOOD EDGE NAILING
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSH	SHORT SLOTTED HOLE
STAGG	STAGGERED
STD	STANDARD
STFNR	STIFFNER
STL	STEEL
SSTL	STAINLESS STEEL
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREADED
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TS	TUBE STEEL
TW	THICKNESS OF WEB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/IN	WITHIN
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE SECTION
WS	WOOD SCREW
WP	WORK POINT
WHS	WELDED HEADED STUDS
WWF	WELDED WIRE FABRIC

LEGEND

INDICATES (E) CONCRETE WALL

INDICATES (N) CONCRETE WALL



INDICATES EXCAVATION SEQUENCE AND MAXIMUM WIDTH OF EXCAVATION, SEE GEOTECHNICAL INVESTIGATION REPORT

GENERAL

1. APPLICABLE CODE: CALIFORNIA BUILDING CODE, 2016 EDITION (CBC).

2. THESE GENERAL NOTES APPLY EXCEPT WHERE SPECIFICALLY SHOWN BY NOTES ON DRAWINGS AND/OR DETAILS.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

4. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH DRAWINGS OF OTHER DISCIPLINES WITH REFERENCE TO MATERIALS, LAYOUT, DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK, AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND DIMENSIONS AS SHOWN ON DRAWINGS. THE CONTRACTOR SHALL REPORT ANY VARIATION THAT WILL MODIFY THE STRUCTURAL SYSTEM OR ANY STRUCTURAL ELEMENT TO THE STRUCTURAL ENGINEER.

6. ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND OTHER DRAWINGS SHOULD BE REFERRED TO REGARDING INFORMATION FOR THE FOLLOWING:
   - A. FINISHED FLOOR ELEVATIONS, FLOOR DEPRESSION, OTHER CHANGES IN ELEVATION, SLOPES, DRAINS, CURBS, PADS, CHAMFERS, GROOVES, INSERTS OR EMBEDDED ITEMS, AND OTHER ARCHITECTURAL ITEMS.
   - B. SIZE AND LOCATION OF ALL ROOF AND FLOOR OPENINGS (EXCEPT AS SHOWN).
   - C. SIZES AND LOCATION OF ALL NON-BEARING PARTITION WALLS, ALL DOOR AND WINDOW OPENINGS.
   - D. STAIR FRAMING, HANGERS AND DETAILS (EXCEPT AS SHOWN).
   - E. WATERPROOFING, FIRE PROOFING AND WATERSTOPS.
   - F. PIPE RUNS SLEEVES, HANGERS, TRENCHES, WALL, ROOF AND FLOOR OPENINGS, AND OTHER MECHANICAL ITEMS.
   - G. ELECTRIC CONDUIT RUNS, BOXES, OUTLETS AND OTHER ELECTRICAL ITEMS.
   - H. SIZE, LOCATIONS AND DETAILS OF MACHINE OR EQUIPMENT FOUNDATIONS, BASES AND ANCHORAGE.
   - I. ANCHORAGE AND BRACING FOR MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT, ETC.

7. DETAILS AND NOTES SHOWN IN THIS SET OF DRAWINGS AND TITLED "TYPICAL" ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE NOTED. TYPICAL DETAILS REPRESENT THE GENERAL INTENT FOR ALL DETAILING NOT NOTED OR SHOWN IN SPECIFIC DETAILS OR ON PLANS.

8. THE STRUCTURAL DRAWINGS INDICATE PRINCIPAL CONSTRUCTION DETAILS BUT DO NOT ILLUSTRATE EVERY CONDITION. DETAILS OF CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITIONS OR TYPICAL DETAILS.

9. FOR TYPICAL DETAILS SEE SHEETS S1.1 OF THESE DRAWINGS.

10. DO NOT SCALE STRUCTURAL DRAWINGS, USE WRITTEN DIMENSIONS. IF DIMENSIONS ARE OMITTED OR NOT CLEAR, CONTACT THE ARCHITECT.

11. DIMENSION LINES ON STRUCTURAL DRAWINGS ARE TO CENTER LINES OF ELEMENTS, UNLESS OTHERWISE NOTED.

12. NO PIPES OR SLEEVES SHALL PASS THROUGH STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER UNLESS SHOWN ON STRUCTURAL DRAWINGS.

13. OPENINGS REQUIRED BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR APPROVAL BEFORE THEY ARE CONSTRUCTED.

14. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

15. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROVISIONS FOR CONSTRUCTION ACCESS AND METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR ACCESS OPENINGS, RAMPS, CRANE SUPPORTS, AND ANY OTHER CONSTRUCTION ITEMS OR DEVICES WITH SUBCONTRACTOR(S) AND THE ENGINEER.

16. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING, GUYING OR OTHER TEMPORARY SUPPORT TO ENSURE CORRECT AND ACCURATE STRUCTURE GEOMETRY.

17. ADEQUATE TEMPORARY BRACING AND SHORING SHALL BE PROVIDED TO PREVENT OVERSTRESS OF THE STRUCTURE DUE TO SUPPORT OF CONSTRUCTION MATERIALS, ERECTION EQUIPMENT AND ANY OTHER ERECTION LOADS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE SHORING AND/OR UNDERPINNING IF REQUIRED OF EXISTING FOOTINGS ON THE ADJACENT OR SUBJECT PROPERTY.

18. WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION UNTIL WALL DESIGN STRENGTHS HAVE BEEN ATTAINED AND ALL PERMANENT SUPPORTS ARE IN PLACE.

19. UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN WRITING, BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL WALL DESIGN STRENGTH HAS BEEN ATTAINED AND ALL PERMANENT SUPPORTS ARE IN PLACE.

20. THE CONTRACTOR SHALL BE EXPECTED TO BE THOROUGHLY FAMILIAR WITH THE BUILDING SITE CONDITIONS, GRADES, DRAWINGS AND SPECIFICATIONS, MATERIAL DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF WORK. THE CONTRACTOR SHALL ASSUME ALL RISKS CONCERNED WITH THE AFOREMENTIONED SITUATIONS, ACTIVITIES AND/OR OPERATIONS.

21. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY LINES AND CONNECTIONS INCLUDING SEWER, WATER, GAS, AND ELECTRIC SERVICES BEFORE AND DURING HIS WORK.

22. THE CONTRACTOR SHALL CAREFULLY EXCAVATE (POTHOLE) TO VISUALLY VERIFY CLEARANCE FROM ALL UTILITIES AND SHALL PROTECT UTILITIES FROM HARM AS REQUIRED TO PREVENT DAMAGE AND TO MAINTAIN THEIR USE. CONSULT THE ENGINEER IF UTILITY LINES, PIPING OR OTHER ELEMENTS CONFLICTING WITH THE WORK ARE ENCOUNTERED.

23. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE THAT ALL PROPERTY IS PROTECTED DURING CONSTRUCTION. ANY DAMAGED OR CHANGED CONDITIONS SHALL BE REPAIRED AND RESTORED TO THE PRE-CONSTRUCTION CONDITIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE AT HIS/HER OWN EXPENSE.

24. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL THE PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.

DEMOLITION

1. SAFETY NOTES:
   - A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA, LATEST EDITION, AND ALL OSHA REQUIREMENTS.
   - B. THE STRUCTURAL ENGINEER AND OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENTS.

2. SHORE OR BRACE TRUSSES, BEAMS, COLUMNS, WALLS AS REQUIRED TO MAINTAIN THE STABLE INTEGRITY OF THE EXISTING STRUCTURE PRIOR TO DEMOLITION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE COMPETENT SHORING AND BRACING FOR ALL LOADS IMPOSED DURING AND AFTER DEMOLITION THROUGH COMPLETION OF NEW CONSTRUCTION.

3. ALL DIMENSIONS GIVEN TO AND OF THE EXISTING STRUCTURE ARE APPROXIMATE. VERIFY BY FIELD MEASUREMENTS THE DIMENSIONS OF THE EXISTING STRUCTURE. WHERE ACTUAL CONDITIONS DEVIATE FROM THE DETAILS SHOWN ON THE DRAWINGS, NOTIFY THE STRUCTURAL ENGINEER FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.

4. DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION SHALL BE MADE IN SUCH A MANNER AS TO AVOID OR MINIMIZE DAMAGE TO ADJACENT CONSTRUCTION.

5. EXTENT OF DEMOLITION IS TO BE AS INDICATED ON PLANS, SECTIONS AND DETAILS. DEMOLITION IS TO INCLUDE REMOVAL AND DISPOSAL CONSTRUCTION.

HAZARDOUS MATERIALS ON SITE

1. MERCURY ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO HAZARDOUS MATERIALS. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

CONCRETE:

1. CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 2500 PSI

2. SLUMP SHALL BE NOT LESS THAN 2" AND NOT MORE THAN 4".

3. CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETE BETWEEN PREDETERMINED CONSTRUCTION JOINTS. CONCRETE SHALL BE OF A CONSISTENCY TO PERMIT PLACING INTIMATELY AROUND REINFORCING BARS AND AGAINST FORMS.

4. EXPOSED SURFACES OF CONCRETE SHALL BE KEPT MOIST OR CURED BY PROTECTIVE COVERINGS APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5. FORMS SHALL BE TIGHT, CLEAN AND WETTED BEFORE PLACING CONCRETE.

6. ALL DEFECTIVE WORK SHALL BE REPAIRED BY THE CONTRACTOR AS SPECIFIED.

REINFORCEMENT:

1. REINFORCING STEEL:

#4 AND SMALLER BARS	ASTM A615, GRADE 40
#5 AND LARGER BARS	ASTM A615, GRADE 60
WELDED WIRE FABRIC	ASTM A185
TIE WIRES	ASTM A82, BLACK, SOFT-ANNEALED, 18GA OR HEAVIER

2. REINFORCING BARS AND WELDED WIRE FABRIC SHALL BE FREE FROM LOOSE RUST OR ANY OTHER COATING WHICH WILL DESTROY OR REDUCE BOND.

3. REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER WHICH WILL INJURE THE MATERIAL, AND SHALL BE ACCURATELY PLACED AND POSITIVELY SECURED.

4. THE CLEAR DISTANCE BETWEEN PARALLEL BARS IN A LAYER SHALL NOT BE LESS THAN 1-1/2 TIMES THE NOMINAL DIAMETER OF THE BARS, OR 1-1/3 TIMES THE MAXIMUM SIZE AGGREGATE, NOR LESS THAN 1-1/2".

5. UNLESS OTHERWISE NOTED, LAP SPLICES OF BOTTOM FOOTING BARS SHALL BE STAGGERED AT LEAST 5'-0" MINIMUM FROM LAPS IN OTHER BOTTOM FOOTING BARS. STAGGER LAP SPLICES OF TOP FOOTING BARS SIMILARLY.

6. WHEN LAP SPLICING BARS REINFORCEMENT BARS OF DIFFERENT SIZES, USE THE LARGEST BAR LAP SPLICE LENGTH.

7. UNLESS OTHERWISE NOTED, CONCRETE COVERAGE OF REINFORCING BARS SHALL BE AS FOLLOW:
   - 3" WHERE CONCRETE IS DEPOSITED DIRECTLY AGAINST EARTH EXCEPT SLABS-ON-GRADE
   - 2" WHERE CONCRETE IS EXPOSED TO EARTH, BUT DEPOSITED IN FORMS
   - 1-1/2" FOR BEAMS, COLUMNS AND EXTERIOR SURFACES
   - 3/4" FOR INTERIOR SLABS, JOISTS AND WALLS

8. SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND PLACING OF REINFORCING STEEL.

NO UNDERPINNING

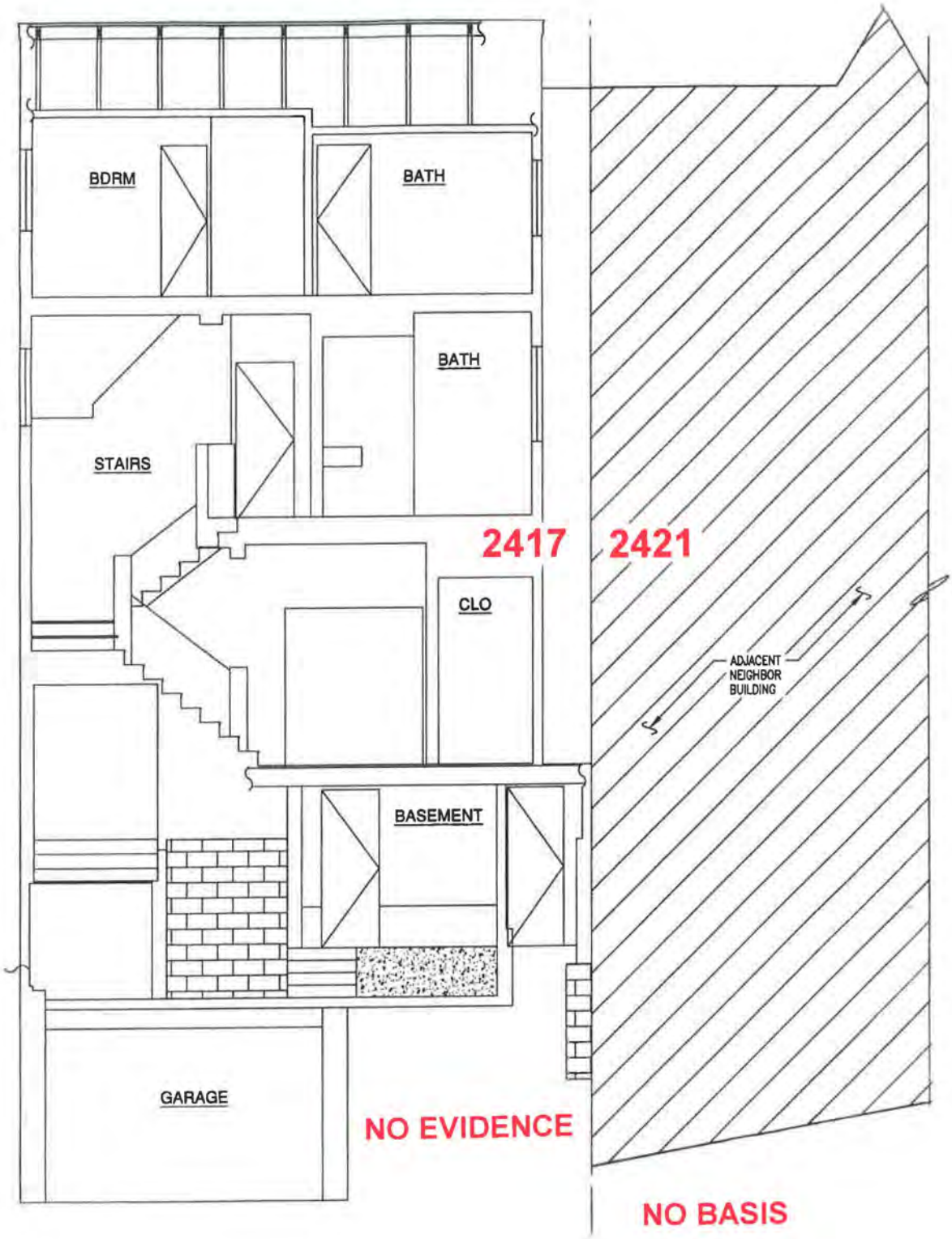
NOTE:

1. WHERE EXCAVATION SHORING IS NECESSARY, A SHORING PERMIT MUST BE PROVIDED AND APPROVED BY THE DEPARTMENT OF BUILDING INSPECTION PRIOR TO EXCAVATION. NOTIFY ADJOINING PROPERTY OWNER IN WRITING OF PROPOSED EXCAVATION AS REQUIRED BY LAW, SECTION 832 CIVIL CODE, STATE OF CALIFORNIA. ALL SHORING TO BE SUPERVISED BY REGISTERED ENGINEER INCLUDING SEQUENCE OF OPERATION.

2417 GREEN STREET, LLC
2417 GREEN STREET
SAN FRANCISCO, CA
BLOCK 0560 / LOT 028

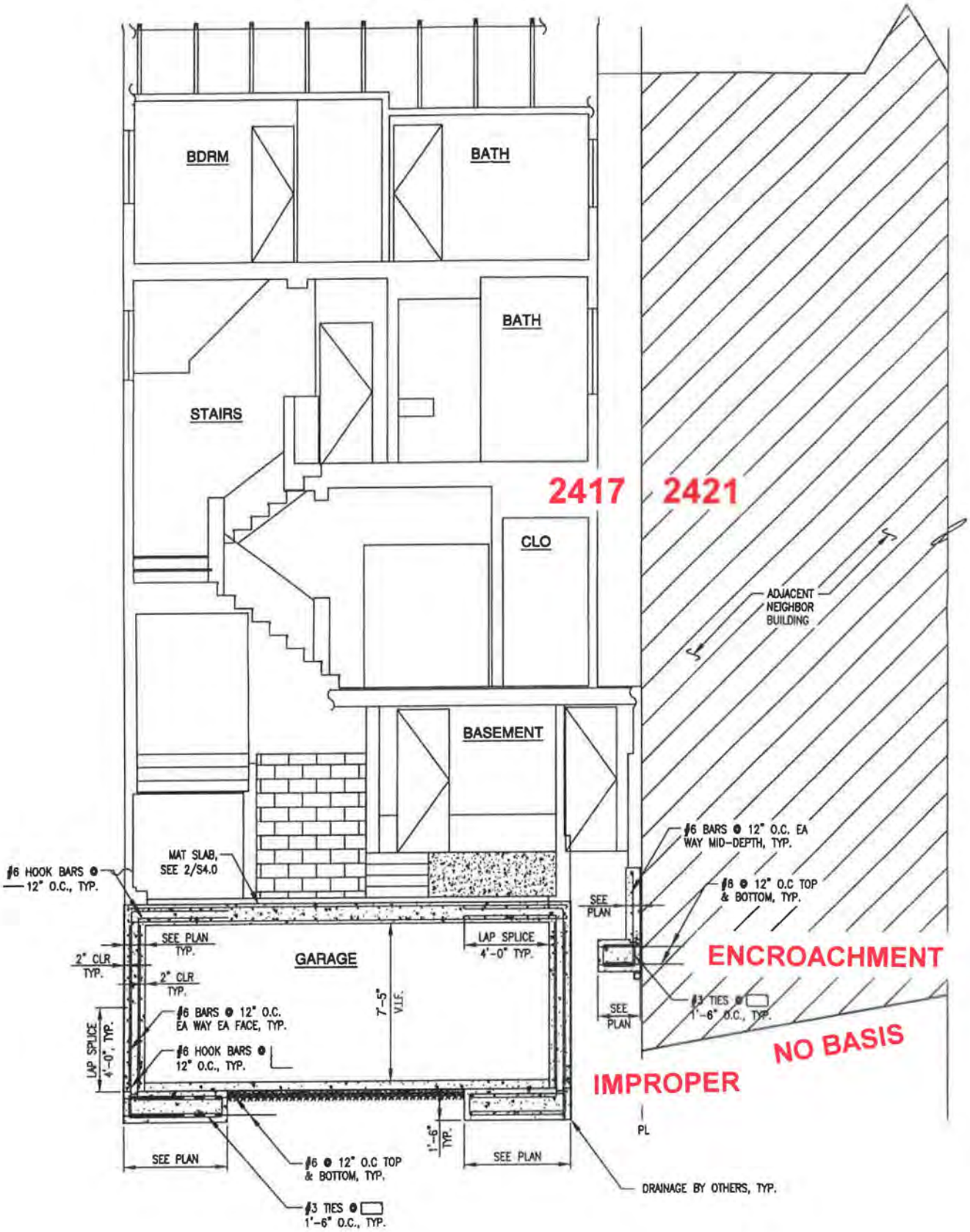
(E) TRANSVERSE SECTION
(N) TRANSVERSE SECTION
(N) LANSCAPING SITE WALL

DATE	05/05/2017
SCALE	1/4"=1'-0"
DRAWN	C.D.
JOB	2017.501.00
SHEET	S4.1
OF	– SHEETS



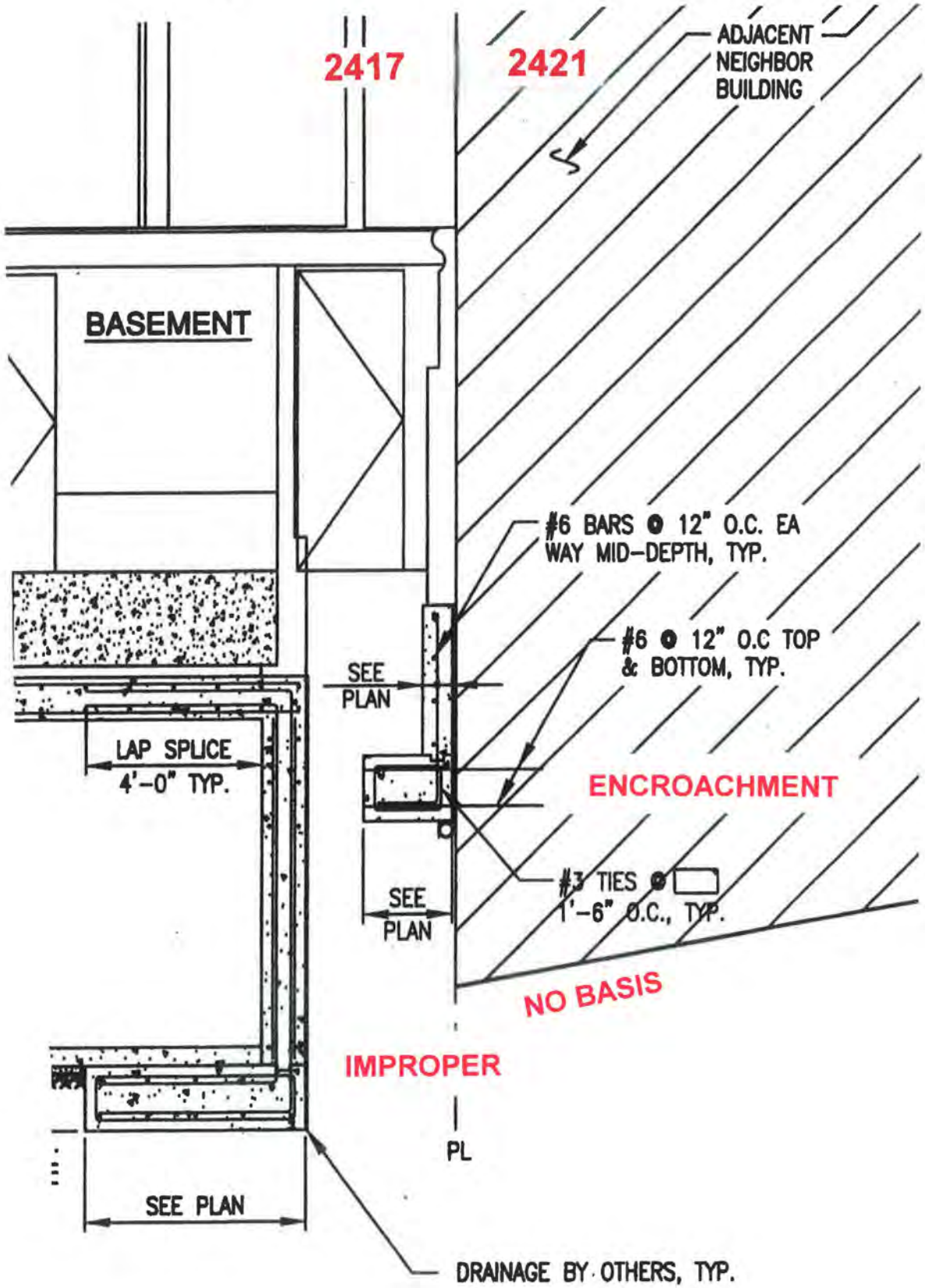
NO UNDERPINNING

1 (E) TRANSVERSE SECTION



DRAINAGE BY OTHERS.

2 (N) TRANSVERSE SECTION


2417
2421
ADJACENT NEIGHBOR BUILDING
BASEMENT
#6 BARS @ 12" O.C. EA WAY MID-DEPTH, TYP.
#6 @ 12" O.C TOP & BOTTOM, TYP.
SEE PLAN
LAP SPLICE 4'-0" TYP.
ENCROACHMENT
#3 TIES @ 1'-6" O.C., TYP.
SEE PLAN
NO BASIS
IMPROPER
PL
SEE PLAN
DRAINAGE BY OTHERS, TYP.

ATTACHMENT J

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

INFORMATION SHEET

NO. S-05

DATE : May 20, 2015

CATEGORY : Structural

SUBJECT : **Geotechnical Report Requirements**

PURPOSE : The purpose of this Information Sheet is to establish the permit work scope which will require the submittal of a geotechnical report.

REFERENCE : San Francisco Building Code (SFBC)
State of California Department of Conservation Division of Mines and Geology (CDMG) Seismic Hazard Zones Map for San Francisco, released November 17, 2000. [Note: Map is posted near 1660 Mission St. 2nd Floor Counter. "Liquefaction zones" are colored "Green," or Seismic Hazard Zones Map Indices listing property street addresses and/or blocks and lots which are in the potential landslide and liquefaction zones (see Attachments 1&2)]
Figure 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume & Associates, Engineers, June 1974. (Note: Map is posted near 1660 Mission St. 2nd Floor Counter. "Landslide Hazard Areas" are colored "Red")

DISCUSSION :

(A) Permit requiring geotechnical report

The following permit application submittal will require a geotechnical report:

1. New Building (with the exception of one-story storage or utility occupancy, including storage shed and garage)
2. Horizontal Additions if the footprint area increases more than 50% of the existing square footage
3. Horizontal and Vertical Additions increase more than 1000 square feet of projected roof area within the Landslide Hazard Areas (see Reference) per SFBC Section 106A.4.1.4.3 and per SFBC Section 106A.4.1.4.4.

[See SECTION (C) page 3]

Technical Services Division
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

4. Any of the following grading (per SFBC Section J104.3):
   a) Cut section is greater than 10 feet in vertical height.
   b) Cut slope is steeper than 2 horizontal to 1 vertical.
   c) The tops of cut banks are separated from any structure or major improvement by a distance, measured horizontally, less than the height of the bank.
   d) More than 5000 cubic yards are involved in grading.
   e) Grading performed at a site located within Earthquake Fault Zones, Seismic Hazard Zones, Landslide Zones (see Attachment 1), or Liquefaction Zones (see Attachment 2) as shown in the most recently published maps from California Geological Survey.

5. Slope of fill is steeper than two units horizontal to one unit vertical (50 percent slope) specified per SFBC Section J107.6, or deviate from the stipulated provisions in SFBC Section J107 Fills.

6. Any footings on/or adjacent to slopes steeper than one unit vertical in three units horizontal without clearances as indicated per SFBC Section 1808.7 and Figure 1808.7.1.

7. The design soil lateral loads are less than the minimum design requirements specified in Section 1610 Soil Lateral Loads.

8. The design load bearing value used exceeds values stipulated for Class 4 or 5 soil materials in SFBC Table 1806.2 Presumptive Load-Bearing Values.

9. Special foundation including but not limited to piles, piers, base isolation and any design not covered by code, excluding piers supporting a fence, sign or isolated post.

10. As required per Building Code:
    a) Expansive soil per SFBC Section 1803.5.3.
    b) Drainage system as an alternative to the requirements per SFBC Section J109 Drainage and Terracing.
    c) Water Table per SFBC Section 1803.5.4 to determine whether the existing ground-water table is above or within 5 feet below the elevation of the lowest floor level where such floor is located below the finished ground level adjacent to the foundation, unless waterproofing is provided in accordance with SFBC Section 1805.
    d) Ground improvement, including soil mix grouting and chemical soil grouting.
    e) Where shallow foundations will bear on controlled low-strength material (CLSM), a geotechnical investigation shall be conducted per SFBC Section 1803.5.9 Controlled low-strength material.
    f) Where geological investigation is deemed necessary per SFBC Section 1803 Geotechnical Investigations.

11. Permit scope subject to mandatory structural advisory review under SFBC Section 106A.4.1.2 Edgehill Slope Protection Area, Section 106A.4.1.3 Northwest Mt. Sutro Slope Protection Area.

12. All structures utilizing Modal Response Spectrum Analysis in accordance with ASCE 7-10 Section 12.9 Modal Response Spectrum Analysis.

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(B) Submittal requirements for geotechnical report (if required)

GEOTECHNICAL:

1. Provide original letter wet signed by geotechnical consultant, who is a licensed civil or geotechnical engineer, stating that they have reviewed and approved final structural plans.
   {Note: In addition to the licensed geotechnical or civil engineer, a licensed geologist is also required for properties subject to the Slope Protection Act [See SECTION (C) BELOW]}.

2. Provide two (2) sets of original geotechnical reports and one (1) CD-ROM:
   SOILS REPORTS: Effective November 1, 2011, DBI will no longer accept soils reports solely in "hard" copy format. Two (2) "hard" copies and one (1) copy on a CD-ROM in Adobe 'PDF' format are required. After DBI review, one "hard" copy will be returned to the applicant with a 'Received' stamp. DBI will retain its copy, and the CD-ROM will be sent to the State Department of Conservation, as required by state law.

3. Geotechnical report shall be in accordance with SFBC Section 1803.2 through Section 1803.6 and Section J104.3.

4. Civil engineers experienced in geotechnical engineering are authorized to practice geotechnical engineering. This includes preparing or reviewing soils reports.

(C) Projects subject to the Slope Protection Act (SFBC Section 106A.4.1.4)

Scope. Properties are subject to these requirements where any portion of the property lies within the areas of "Earthquake-Induced Landslide" in the Seismic Hazard Zone Map, released by California Department of Conservation, Division of Mines and Geology, dated November 17, 2000 (see Attachment 1), or amendments thereto; or within the "Landslide Hazard Areas" mapped as "Landslide Locations" in Figure 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume & Associates, Engineers, June 1974; or any successor map thereto. (see Reference)

Sites that are deemed stable by the geologist and where the geologist has mapped the site underlain by bedrock at depth shallower than the proposed depth of excavation are not required to be explored to depths specified in Section 1803.5.6.

Proposed construction work that is subject to these requirements includes the construction of new buildings or structures having over 1000 square feet of new projected roof area, and horizontal or vertical additions having over 1000 square feet projected roof area of newly constructed addition. In addition, these requirements shall apply to the following activity or activities, if determined by the plan reviewer that the proposed work may have a substantial impact on the slope stability of any property, such as: shoring, underpinning, excavation or retaining wall work; grading, including excavation or fill, of over fifty (50) cubic yards of earth materials; or any other construction activity. Such determination by plan reviewer shall be verified by supervisor or manager.

If required as above, permit applications submitted to the Department of Building Inspection for construction shall include report(s) prepared and signed by both a licensed geologist and a licensed geotechnical or civil engineer identifying areas of potential slope instability, defining potential risks of development due to geological and geotechnical factors, and drawing conclusions and making recommendations regarding the proposed development. These reports shall undergo design review by a licensed geotechnical or civil engineer. Such design review shall verify that appropriate geological and geotechnical issues have been considered and that appropriate slope instability mitigation strategies, including drainage plans if required, have been proposed.

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Procedure to request for Structural Advisory Committee (SAC). After reviewing all submitted information pursuant to Section 106A.4.1.4.4, the plan reviewer may request that the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by Building Code Section 105A.6. Such request will be reviewed by Supervisor or Manager and needs to be approved by Deputy Director.

Site Permit Processing. For projects that may be subject to the Slope Protection Act, plan reviewer should request design professional to stipulate on plan the acknowledgement that: Addendum plan review may determine the project is subjecting to compliance with the Slope Protection Act that requires submittal of Geological and Geotechnical report(s) per SFBC Section 106A.4.1.4.4. Two (2) hard copies and one (1) CD_ROM of the report(s) shall be submitted to DBI upon request, prior to issuance of the structural or foundation addenda.

Tom C. Hui 5/20/15

Tom C. Hui, S.E., C.B.O. Date
Director
Department of Building Inspection

Attachments: Seismic Hazard Zones Map Indices

1. Addresses in LANDSLIDE ZONES
   www.sfdbi.org/IS_S05_Addresses_Landslide_Zones_Attachment01
2. Addresses in LIQUEFACTION ZONES
   www.sfdbi.org/IS_S05_Addresses_Liquefaction_Zones_Attachment02

This Information Sheet is subject to modification at any time. For the most current version, visit our website at http://www.sfdbi.org

Technical Services Division
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San Francisco
Seismic Safety Investigation

June 1974

prepared for
The Department of City Planning
City of San Francisco

DOCUMENTS
JUN 14 1974
SAN FRANCISCO
PUBLIC LIBRARY

URS
John A. Blume & Associates, Engineers
San Francisco
A Member of URS Corporation

CITY PLANNING
DOCUMENT 74-1

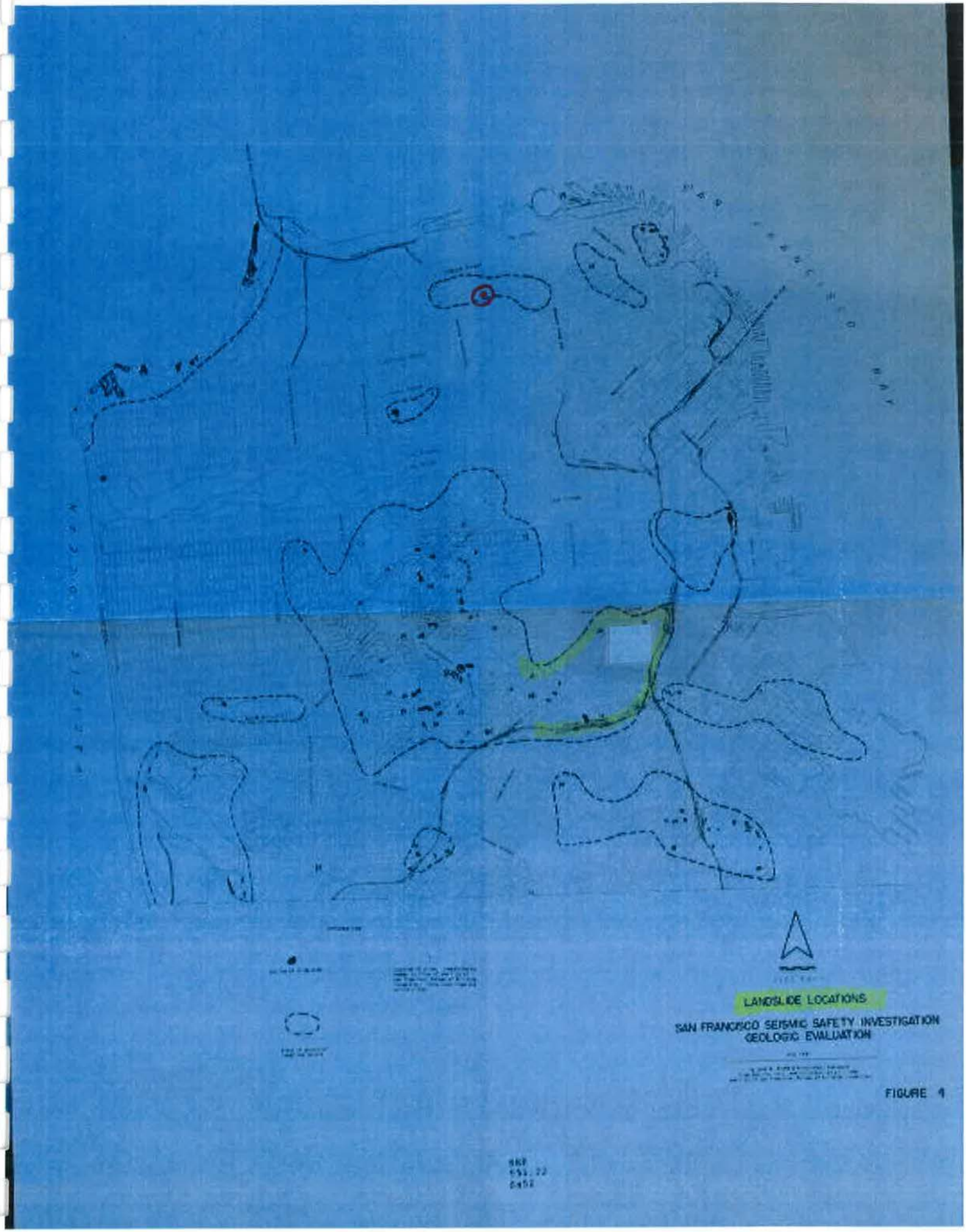
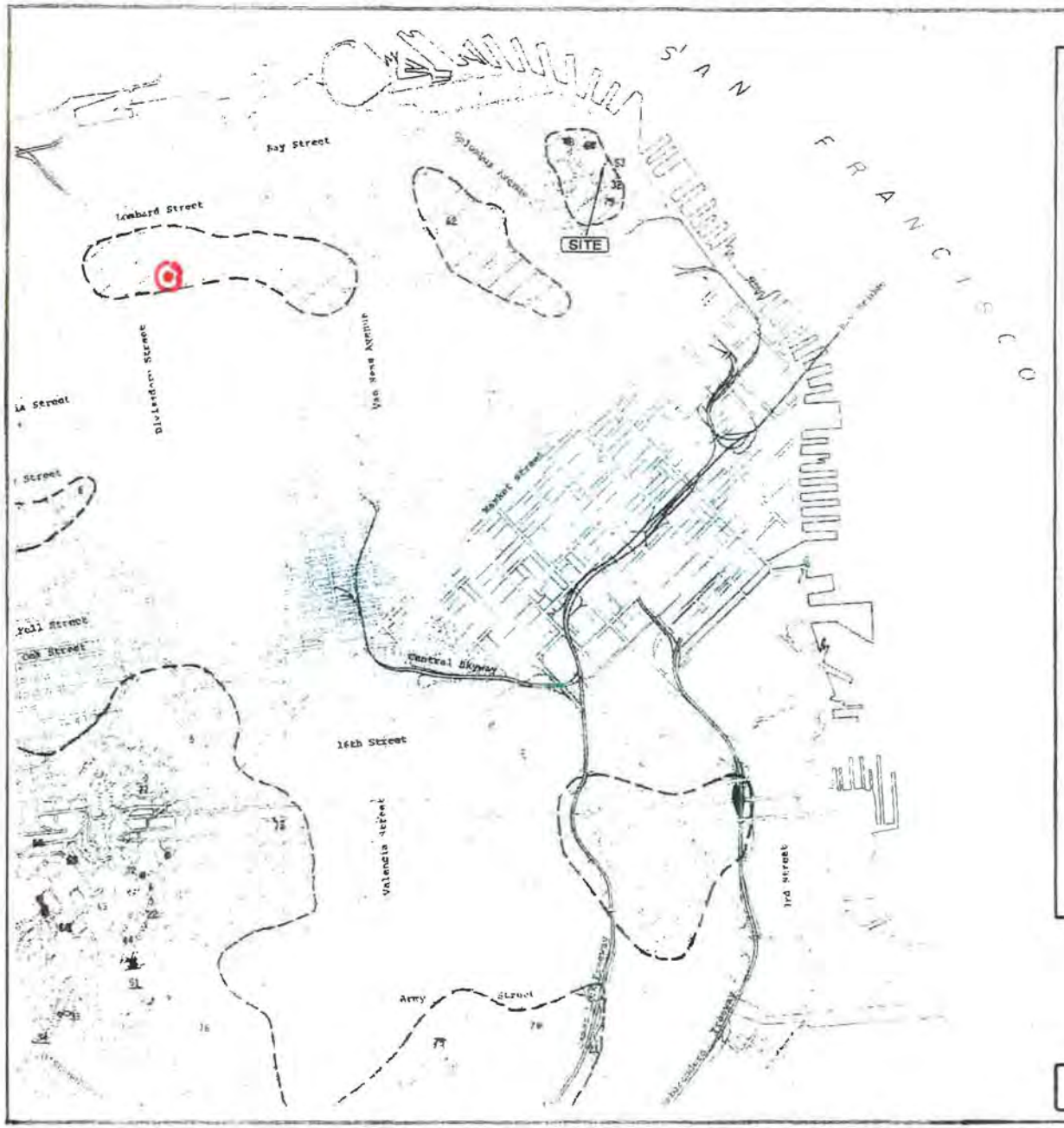

LANDSLIDE LOCATIONS
SAN FRANCISCO SEISMIC SAFETY INVESTIGATION
GEOLOGIC EVALUATION

FIGURE 4



EXPLANATION

Outline of slide area

Location of slide, identified by number in files of the City of San Francisco, Bureau of Building Inspection. Those underlined are active slides.

Areas of potential landslide hazard

2000 FEET

LANDSLIDE LOCATIONS

SAN FRANCISCO SEISMIC SAFETY INVESTIGATION GEOLOGIC EVALUATION

June 1974

by John A. Blume & Associates, Engineers
(from Bonilla, 1971, and Schlocker, et al., 1958, and City of San Francisco, Bureau of Building Inspection)

FIGURE - 4

CITY AND COUNTY OF SAN FRANCISCO
LANDLIDE HAZARD AREA MAP

MAP

OF THE

CITY AND COUNTY OF

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

FRANK H. MOSS JR.

CITY ENGINEER

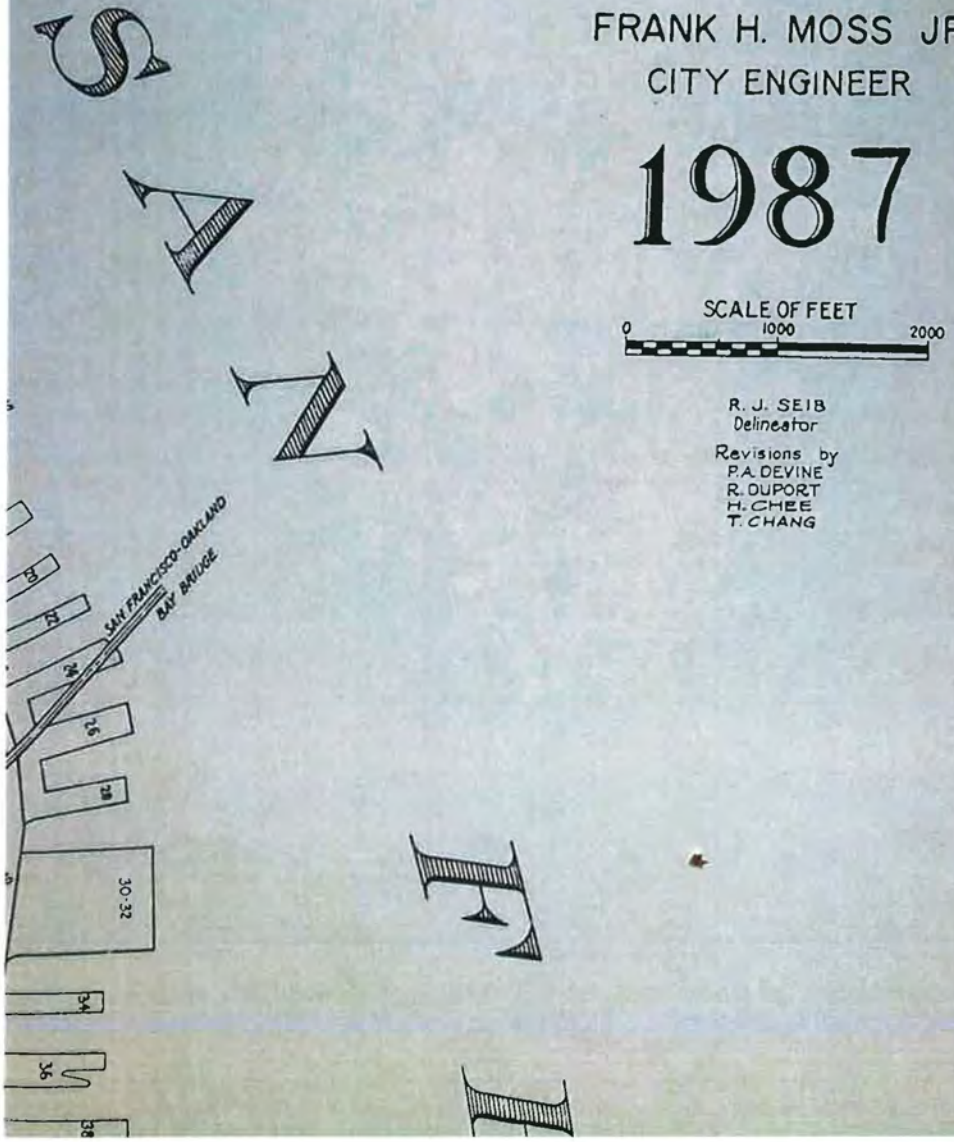
1987

SCALE OF FEET

0 1000 2000

R. J. SEIB
Delineator

Revisions by
P.A. DEVINE
R. DUPORT
H. CHEE
T. CHANG



PAC
7282
BLVD.
SKYLINE
LANDSLIDE LOCATIONS
OUTLINE OF SLIDE AREA
AREAS OF POTENTIAL
LANDSLIDE HAZARD

YACHT HARBOR
MARINA
DRIVEWAY
BOULEVARD
FORT MASON
U.S. MILITARY RESERVE
AQUATIC PARK
LEWIS ST.
MARINA BLVD.
JEFFERSON
BEACH
NORTH POINT
BAY
FRANCISCO
CHESTNUT
LOMBARD
GREENWICH
FILBERT
UNION
GREEN
VALLEJO
BROADWAY
PACIFIC
JACKSON
WASHINGTON
CLAY
SACRAMENTO
CALIFORNIA
PINE
BUSH
SUTTER
POST
GEARY
O'FARRELL
ELLIS
EDDY
TURK
GOLDEN GATE
FUNSTON REC. CENTER
ALTA PLAZA
LAFAYETTE PARK
HAMILTON REC. CENTER
RAYMOND KIMBELL PLGD.
JEFFERSON SQUARE
MARGARET S. HAYWARD PLAYGROUND
WAR MEMORIAL
CITY HALL
PALACE OF FINE ARTS
LETTERMAN GENERAL HOSP.
PRESIDIO
LAUREL
WALNUT
LYON
BAKER
BRODERICK
DIVISADERO
SCOTT
PIERCE
STEINER
FILLMORE
WEBSTER
BUCHANAN
LAGUNA
OCTAVIA
GOUGH
FRANKLIN
VAN NESS
HYDE
LEAVENWORTH
JONES
TAYLOR
MASONIC
ANZA
VISTA
TERRACE
PARKER
ARGUELLO
MARIPOSA
PORTUGAL
BOLTON
CLEMENT
GEARY BLVD.
WILLOW ST.
ELM ST.
LARCH ST.
CLEMENT ST.
MYRTLE ST.
OLIVE ST.
FERN ST.
AUSTIN ST.
HEMLOCK ST.
CLEVE ST.
WALNUT ST.
LAGUNA ST.
BUCHANAN ST.
WEBSTER ST.
FILLMORE ST.
STEINER ST.
PIERCE ST.
SCOTT ST.
DIVISADERO ST.
BRODERICK ST.
BAKER ST.
LYON ST.
HYDE ST.
LEAVENWORTH ST.
JONES ST.
TAYLOR ST.
MASONIC AVE.
ANZA VISTA AVE.
PORTUGAL AVE.
ARGUELLO BLVD.
PARKER AVE.
MARIPOSA ST.
BOLTON ST.
CLEMENT ST.
GEARY BLVD.
WILLOW ST.
ELM ST.
LARCH ST.
CLEMENT ST.
MYRTLE ST.
OLIVE ST.
FERN ST.
AUSTIN ST.
HEMLOCK ST.
CLEVE ST.
WALNUT ST.
LAGUNA ST.
BUCHANAN ST.
WEBSTER ST.
FILLMORE ST.
STEINER ST.
PIERCE ST.
SCOTT ST.
DIVISADERO ST.
BRODERICK ST.
BAKER ST.
LYON ST.
HYDE ST.
LEAVENWORTH ST.
JONES ST.
TAYLOR ST.
MASONIC AVE.
ANZA VISTA AVE.
PORTUGAL AVE.
ARGUELLO BLVD.
PARKER AVE.
MARIPOSA ST.
BOLTON ST.

EXHIBIT F

Carol L. Karp
Architect A.I.A.

December 30, 2017

C&CSF Board of Supervisors
London Breed, President
City Hall, Room 250
San Francisco, CA 94102

Subject: Appeal of CEQA Categorical Exemption
2417 Green Street Project [Block 560 - Lot 028]

RE: Coxhead House
2421 Green Street
Threatened Historic Resource

Subject: Contiguous Proposed Construction
2417 Green Street, San Francisco

Dear President Breed & Supervisors:

This correspondence concerns the negative impact that the subject project will have on the building at 2421 Green Street, which is immediately adjacent to the project site. This information is additional to the National Park Service's nomination for placement in the national register of historic places. Ernest Albert Coxhead's own residence, designed and built 1892-1893, has been declared eligible for listing with copies of the final draft nomination papers being part of the appeal lodged with the San Franciso Planning Department 11/17/17 which includes a letter of support from House Minority Leader Nancy Pelosi.

The Coxhead house is renowned as the forefather of the "First Bay Tradition" of architecture which began in San Francisco at the end of the 19th century. Coxhead, as most of his following architects (e.g. Bernard Maybeck, Julia Morgan) who emigrated to California, utilized their training to adopt and integrate their designs with the use of native and locally made materials such as redwood, red cedar shingles, and brick. Coxhead's house manifests unique roof profiles and sidewall fenestration predicated on emphasizing views from the house and views of the house that have been punctuated with Cotswald detailing. Subsequent Second Bay and Third Bay Traditions were derivatives that followed.

As covered in our nomination papers, the Shingle Style exterior of the house is an exemplary expression of adaption of Coxhead's classical training with local features and materials into a new California architectural style. Coxhead recognized there would be enough open space on the east and west elevations to glaze much of these elevations. He then carefully positioned bands of windows to capture San Francisco Bay views and sunlight from the East and West. Promoters of the project at 2417 Green, which is intended to enlarge the adjacent house, believe the views are not important. Views from the Coxhead house, which the fenestration was carefully designed around, are reciprocated by views from the house; everything viewed has viewers that can see the Coxhead House.

100 Tres Mesas Orinda, CA 94563 (925) 254-6676 fax: (925) 253-0101 e-Mail: carol@karp.ca

The building is a unique solution for a house on a typical narrow lot in San Francisco's Pacific Heights and Cow Hollow. It is urban in character in the front and a relaxed freestanding house in the country at the rear. The entry portico and staircase that join the building with the street leads one to a classical style front door that provides an articulated entry into the residence. Architectural historians have written about this specific design feature and how it brought European design to the San Francisco Bay Area. The building is so significant to American architecture that the seminal book on this subject lists two houses by architects (Frank Lloyd Wright and Ernest Albert Coxhead) that were designed and built for themselves.

The nomination papers have extensive photographic coverage of the exterior of the house including drone imagery of the environment surrounding the 2417 project. The Coxhead house is threatened by the contiguous development and the developers have questioned the historic value of the Coxhead House even though it is officially historic. As the nomination papers do not have copies of the unusual published coverage of the house due to copyright, I am attaching copies of the chapters from the major books that prominantly cover the Coxhead House, as well as the letter of support by San Francisco's congresswoman and my letter with résumé to the owner, who has allowed the nomination, as follows:

1. "Shingle Style - Innovation and Tradition in American Architecture 1874 to 1982", author Leland Roth, photograher Bret Morgan, Norfleet Abrams 1999.

2. "Bay Area Style - Houses of the San Francisco Bay Region, author David Weingarten, photographer Alan Weintraub, Rizzoli 2004.

3. "On the Edge of the World - Four Architects in San Francisco at the Turn of the Century", author Richard Longstreth, MIT Press 1983.

4. Letter from Rep. Nancy Pelosi to California Office of Historic Preservation, 2017.

5. Letter with résumé from Carol Karp AIA to owner of the Coxhead House, 2017.

According to the architectural drawings submitted to the City by the developer of 2417 Green, the project increases the existing envelope of the building which will obliterate views to and from 2421 Green which will profoundly affect the historic nature of the building. According to the engineering drawings submitted to the City by the developer of 2417 Green Street, the project has no provisions for protecting the 125 year old historic brick foundations, that survived the 1906 Earthquake intact, from damage from loss of lateral and subjacent support due to the planned excavations. There is no survey or geotechnical investigation or any provisions to protect the historic resource. The project is certainly not entitled to a CEQA Categorical Exemption and an Enviornmental Impart Report should be prepared under CEQA regulations.

Yours truly,

Carol Karp

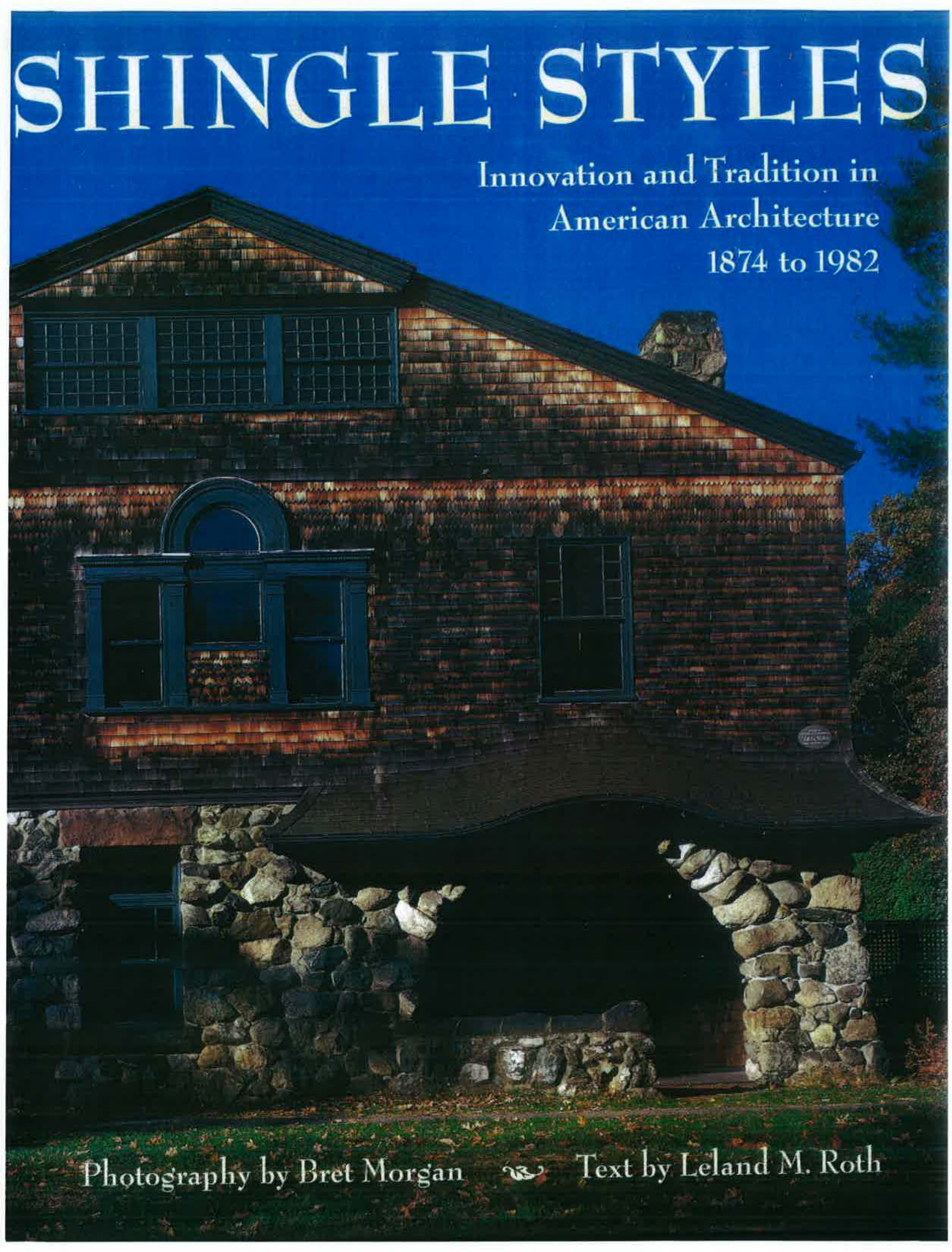
Carol L. Karp

LICENSED ARCHITECT
CAROL L. KARP
No. 17665
STATE OF CALIFORNIA

ATTACHMENT 1

SHINGLE STYLES

Innovation and Tradition in American Architecture 1874 to 1982



Photography by Bret Morgan

Text by Leland M. Roth

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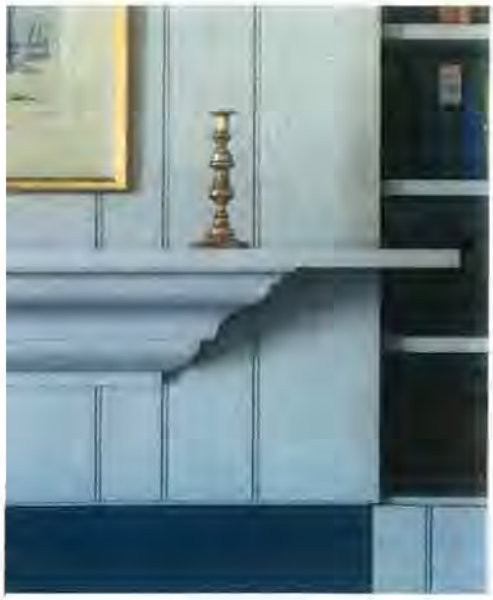

SHINGLE STYLES

Innovation and Tradition in American Architecture 1874 to 1982

PHOTOGRAPHY BY BRET MORGAN

TEXT BY LELAND M. ROTH

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HARRY N. ABRAMS, INC., PUBLISHERS

FRANK LLOYD WRIGHT HOME AND STUDIO

Oak Park, Illinois, 1889–1914

The living room, inglenook, and hallway are broadly connected yet individuated spaces.

Vincent Scully's now-classic study, *The Shingle Style: Architectural Theory and Design from Richardson to the Origins of Wright*, concludes with a discussion of Frank Lloyd Wright. It gives Wright's house in Oak Park a place of honor, marking the end of the inventive freedom of the 1870s and 1880s and at the same time announcing the beginning of what would become Wright's Prairie Houses in the early twentieth century.

Wright says nothing in his *Autobiography* about any consideration of Japanese art or architecture in the office of his first employer, Joseph Lyman Silsbee, which Wright entered during 1887. Silsbee, however, was the close boyhood friend and later brother-in-law of Ernest Fennelosa, who was then becoming the foremost American authority on Japanese art and culture. Regardless of the origins of the Japanese influence, clearly Wright was inspired, for in his own house he opened up the rooms to one another, like a Japanese house with the sliding screens pushed back, and he employed a continuous upper molding, running around each room, like the Japanese *kamoi* rail, linking the rooms together.

The most obvious influence on Wright was the East Coast Shingle Style, then being introduced in Chicago by Silsbee, a recent transplant from Syracuse and Buffalo, New York. Silsbee's houses of this period were largely Shingle Style designs, similar to those of eastern architects John Calvin Stevens, McKim, Mead & White, and Lamb & Rich. Silsbee came to the attention of developer J. L. Cochran, who was about to lay out a model suburban community to be called Edgewood, about six miles north of the heart of Chicago. In 1887 he engaged Silsbee to design the houses for this community. Wright, just months in Silsbee's employ, executed a perspective drawing of Cochran's own house from Silsbee's design. Like Bruce Price's houses for Pierre Lorillard in the New York suburb Tuxedo Park, the Edgewood houses were to be relatively small and compact. As in the case of Price, Silsbee was inspired to devise simple dramatic forms in which large dramatic triangular gables predominated.

OPPOSITE: *Perhaps the ultimate expression of the dominant front gable first seen in Richardson's Watts Sherman house.*

Wright was aware, too, of the boldly triangular shingled houses being built in Austin, a new suburb just west of Chicago and immediately east of Oak Park, where he lived. Rare photographs survive of the earliest buildings

Wright achieved a unique synthesis of the classical and oriental influences that pervaded Shingle Style design.

there—boldly massed broad-gabled shingled designs by Frederick Schock (fig. 26). A brief mention of Schock in Wright's *Autobiography* suggests that Wright knew these buildings as well. But the most obvious models for Wright's house in Oak Park were Price's shingled houses at Tuxedo Park (fig. 4). Their simple design program encouraged bold, simple, dramatic forms composed of large triangular gables with long sweeping roof lines. One of these houses in particular seems to have been the inspiration for Wright's design: the Chandler house. Its dramatic gable appeared as a linear photoengraving, together with a plan, in *Building* (September 1886).

The changes that Wright made in moving beyond his apparent models anticipate the direction his work would take in the next two decades. As Neil Levine notes in writing about Wright's dramatically abstract Oak Park house, it is the "projection of an image" of what a house could be, at once familiar and yet strikingly simple, and outside the limits proscribed by conventional types. Indeed, Wright comments in the *Autobiography* that his neighbors were perplexed and asked if the design "were Seaside or Colonial."

Wright's first significant innovation was placing his house not on a light framed porch but on a solid elevated terrace, enclosed by a continuous masonry wall and gained by broad low stone stairs, making a far stronger connection to the earth. Wright used continuous surfaces of shingles throughout, on both the walls and long roof planes. He also enlarged and abstracted Price's near-Palladian window, making it a broad strip of windows illuminating his studio. The great overhang of the front gable portends the extended cantilevers of the eaves of Wright's subsequent Prairie Houses.

Wright's plan was a pinwheel of spaces arranged around a small central hearth sheltered within a diminutive inglenook. The round-arched fireplace, with its long tapered brick voussoirs, speaks of Wright's admiration for Richardson and Louis Sullivan. In the four corners of the living room ceiling, electric lighting fixtures are integrated into square-paneled flourishes of foliate ornament, recalling the similarly integrated ornament and lighting used by Sullivan in his Auditorium theater. The staircase in the adjoining entry stair-hall, incorporating a built-in seat and rising in gentle stages with many landings, exemplifies the Queen Anne house. And in the stair-hall, placed over the upper molding, is a continuous plaster frieze, a miniature near-replica of the imposing high relief sculpture of the great Altar of Zeus of Pergamon, whose classical reference is reinforced by the denticulated cornice in the living room.

What began as a compact cottage house was modified repeatedly by Wright to accommodate his family, and then to house his office and studio, so that its original simplicity has been somewhat obscured. Nonetheless, the dramatic west facade gable and the interconnected extruded spaces within still herald Wright's incipient early modernism.

Ernest Coxhead's House

San Francisco, California, 1893

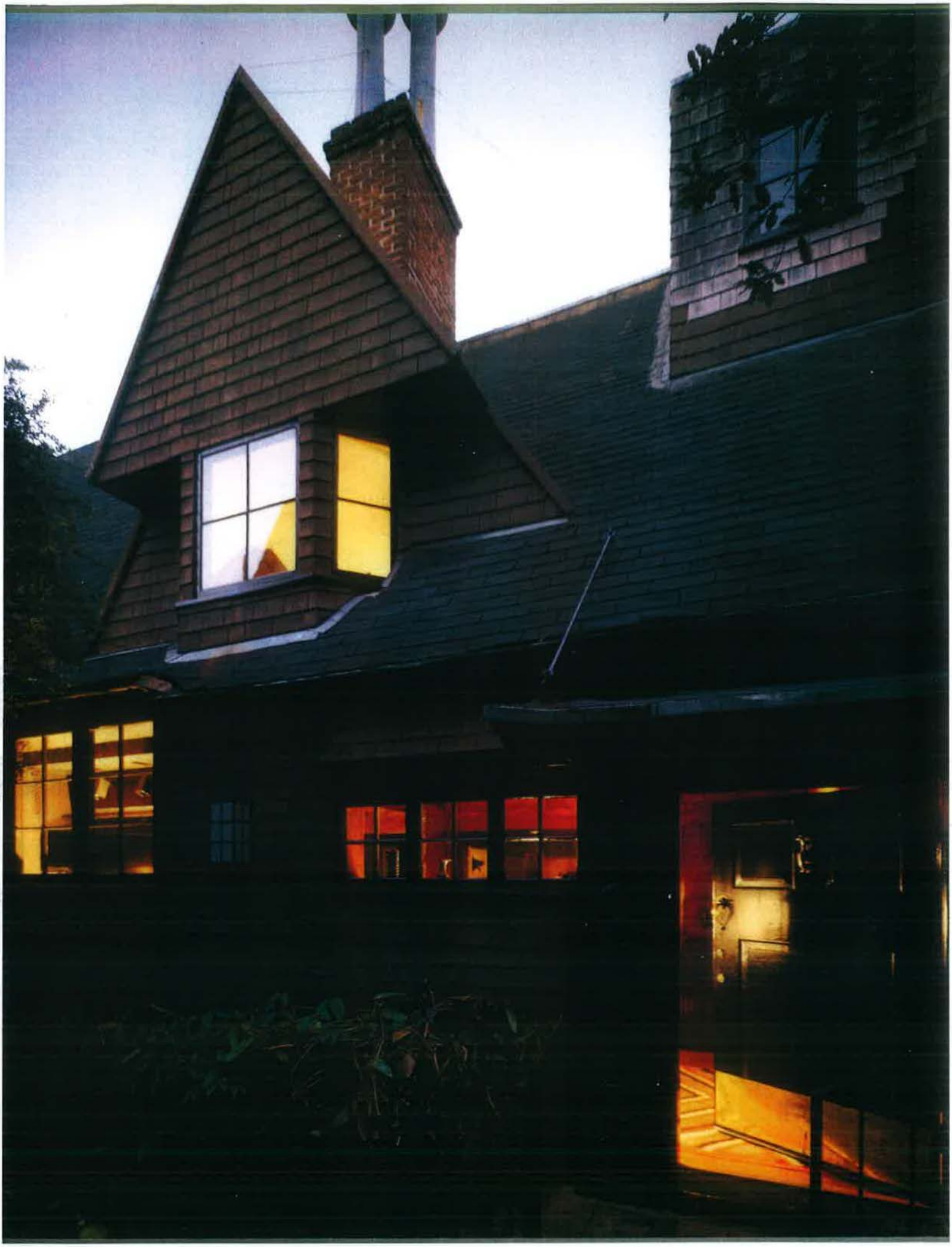
The fireplace at the rear of the long gallery.

Architecture "on the edge of the world" was what architectural historian Richard Longstreth called the work of several highly imaginative architects who moved to San Francisco at the turn of the last century. Almost at once that city was blessed with the inventive genius of five remarkable designers—Ernest Coxhead, Willis Polk, Bernard Maybeck, A. C. Schweinfurth, and A. Page Brown. All came from the East. Maybeck had worked in New York City in the office of Carrère & Hastings; and Brown for McKim, Mead & White.

Ernest Coxhead, however, came from much farther east. Born in 1863 in Eastbourne, Sussex, England, Coxhead had studied under an engineer and then at the Royal Academy and the Architectural Association in London. Thanks to his work and education Coxhead possessed a solid grounding in classical design, with its emphasis on clear expression of the building program and its emphasis on proportions, as well as a sound introduction to English medieval architecture, with its attention to detail. He was involved in the restoration of several centuries-old churches and seems to have developed some associations with the young leaders of the English Arts and Crafts movement in London. In 1886 he and his brother, Almeric, left Great Britain and headed west, crossing the American continent and settling first in Los Angeles, California. Why he made so decisive and dramatic a break from family and country may never be known, but he may have been given encouragement by the Episcopal Diocese in California. Between 1887 and 1898 he and Almeric, who managed their practice, designed most of southern California's new Episcopal churches and enjoyed a field of action far greater than would have been afforded them in England.

While in England Coxhead had been introduced to the American Shingle Style. Longstreth notes that a major exhibition of such American work was mounted by the Royal Institute of British Architects shortly before Coxhead left. One of Coxhead's early churches, All Saints in Pasadena, 1888–89, employed a fusion of English Arts and Crafts with the rounded, biomorphic forms made possible by shingle work. Other churches followed, but the building boom in Los Angeles ended in about 1889 as Coxhead was given commissions for three new Episcopal churches in the San Fransicso Bay area.

OPPOSITE: *Winding flights of steps lead to the front door.*



ABOVE: *Eschewing symmetry and formality, Coxhead made his living room a collage of cozy corners.*

His first project in San Francisco, and perhaps his masterwork in church design, was the massive Church of St. John the Evangelist, 1890–91 (fig. 28). It was dynamited to prevent the spread of fire following the earthquake of 1906. Indebted to Richardson, it was based on a compact Greek cross plan but had a center dome capped by a broad squat square shingle-covered tower, vented by deep louvers that ran in continuous bands around the base of the pyramidal roof. The shingled roof surface also wrapped over the gable ends, fusing with the wall surfaces in a unique organic way. Although his other major urban churches were of masonry, Coxhead's smaller parish churches exploited shingles, which seemed to flow over the building surface, around corners, up and over doors and windows, and over gable ends, merging wall and roof into one plastic envelope.

By 1891 the Coxhead partnership began to receive commissions for small houses in San Francisco, such as that for James McGauley on Pacific Heights. For these Coxhead continued to use wood frame construction, and in the McGauley house he used an exposed half-timber frame, interrupted by a

broad brick chimney mass, and a tall, steep roof that prompted Longstreth to call the house a "transplanted English cottage." By 1893 Coxhead's house designs had become more abstracted, their geometric shapes emphasized by continuous coverings of shingles over the walls and roofs. Windows were grouped and placed strongly off-center at what appear to be odd locations but which actually reflect the pragmatic arrangements of the interiors. In some instances, the unusual character of these houses was dramatized by curiously overscaled details. Certainly, a contributing factor in Coxhead's distinctive work were the steeply pitched building sites he worked on, as in Pacific Heights, for the front facades of the houses would automatically be thrown off center by the incline of the street.

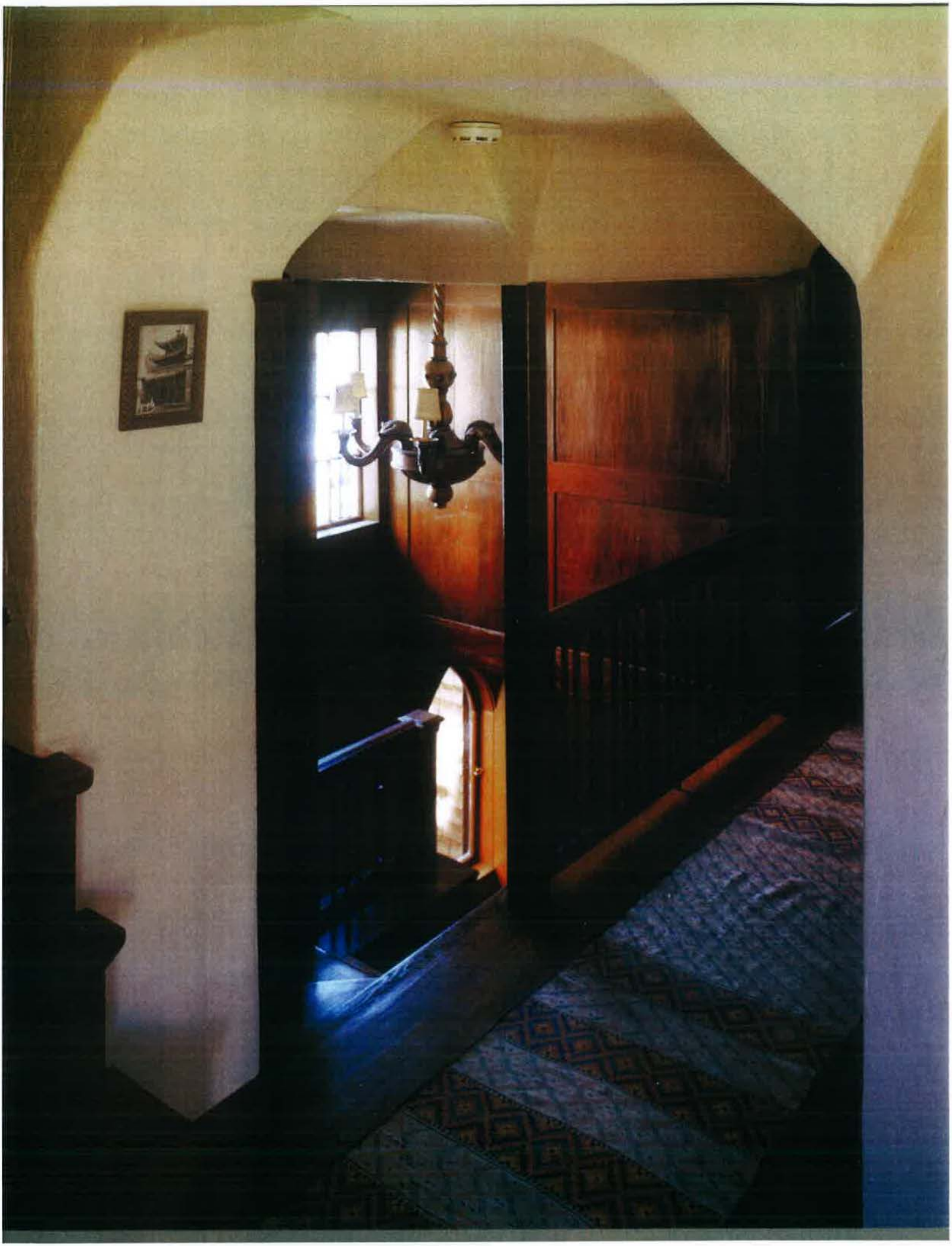
In 1891–92, adjacent to the McGauley house, Coxhead designed an extremely long and narrow house for himself and his brother. The narrow street facade, rising four stories, becomes almost a tower, while the entry side (reached by steps and a tunnel-like passage through the base retaining wall), stretches almost 94 feet, with the steep roof plane pulled deliberately low to

At the rear of the long gallery.

ABOVE: *With the door closed, this corner of the bedroom becomes an intimate sitting area.*

OPPOSITE: *The tiny staircase demonstrates Coxhead's skill in turning the exigencies of a narrow lot to picturesque advantage.*

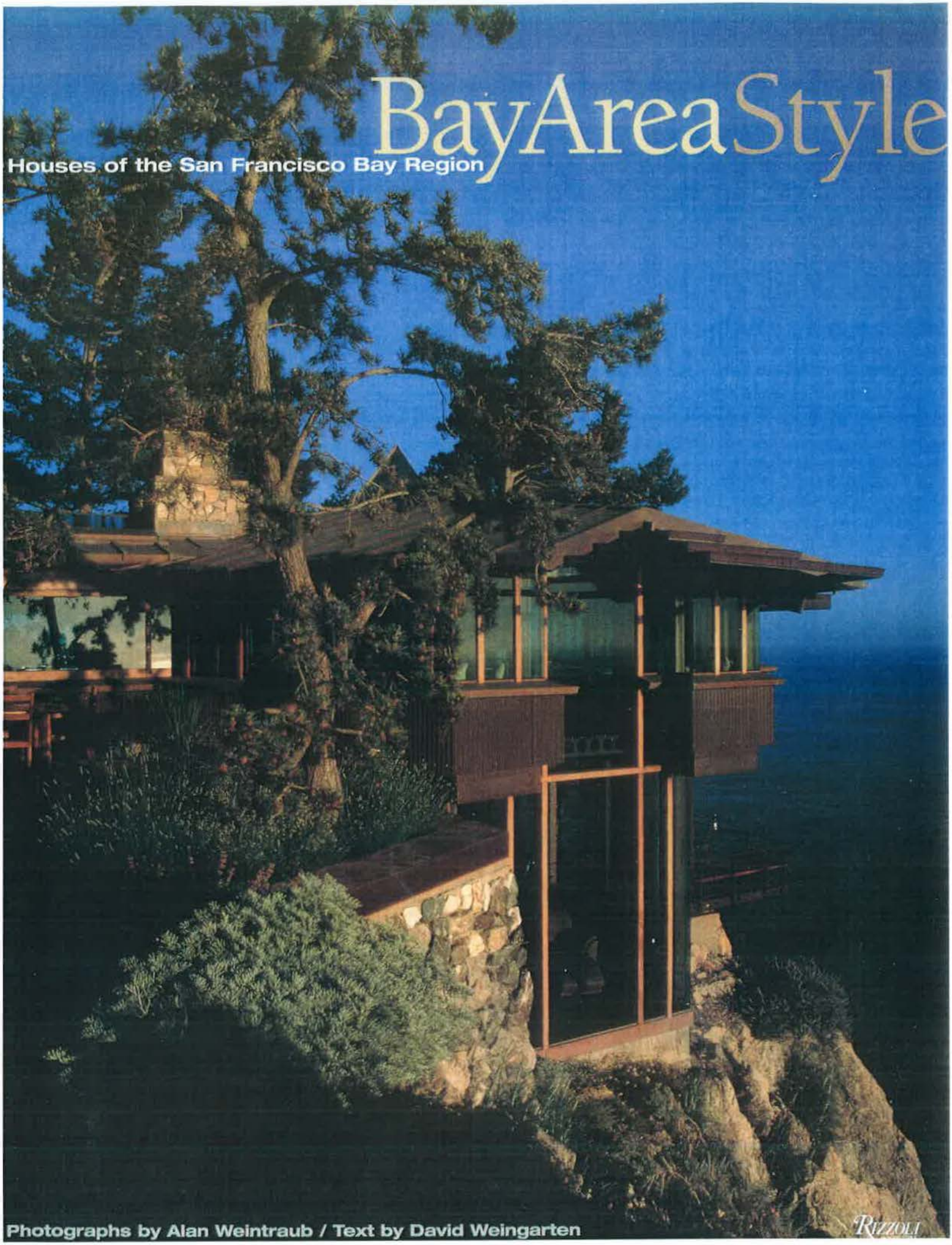
emphasize its horizontal extension. The narrow site gave rise to some unusual innovations, such as a long entrance corridor that Coxhead broadened a bit to evoke memories of an English long gallery. With two hearths introduced, this gallery divides itself into separate sitting areas. The rear area is especially pleasant. A bay window and French doors bring in abundant light even on gray, foggy days. At every turn the exigencies of the narrow site, and the low roof, are turned to advantage to produce unexpected nooks and cozy recesses. Dark wood, broadly and blockily detailed, dominates the interior spaces, further bringing down the scale. Although dark and encompassing, the rooms are opened up by broad window groupings, which once afforded panoramic views of San Francisco Bay. As neighboring buildings began to impinge on his views, Coxhead moved away, but his rustic aerie survives, an enchanted little world of domestic delight.



ATTACHMENT 2

Bay Area Style

Houses of the San Francisco Bay Region



Photographs by Alan Weintraub / Text by David Weingarten

Rizzoli

Bay Area Style

Houses of the San Francisco Bay Region

Photographs by Alan Weintraub

Text by David Weingarten

RIZZOLI
NEW YORK

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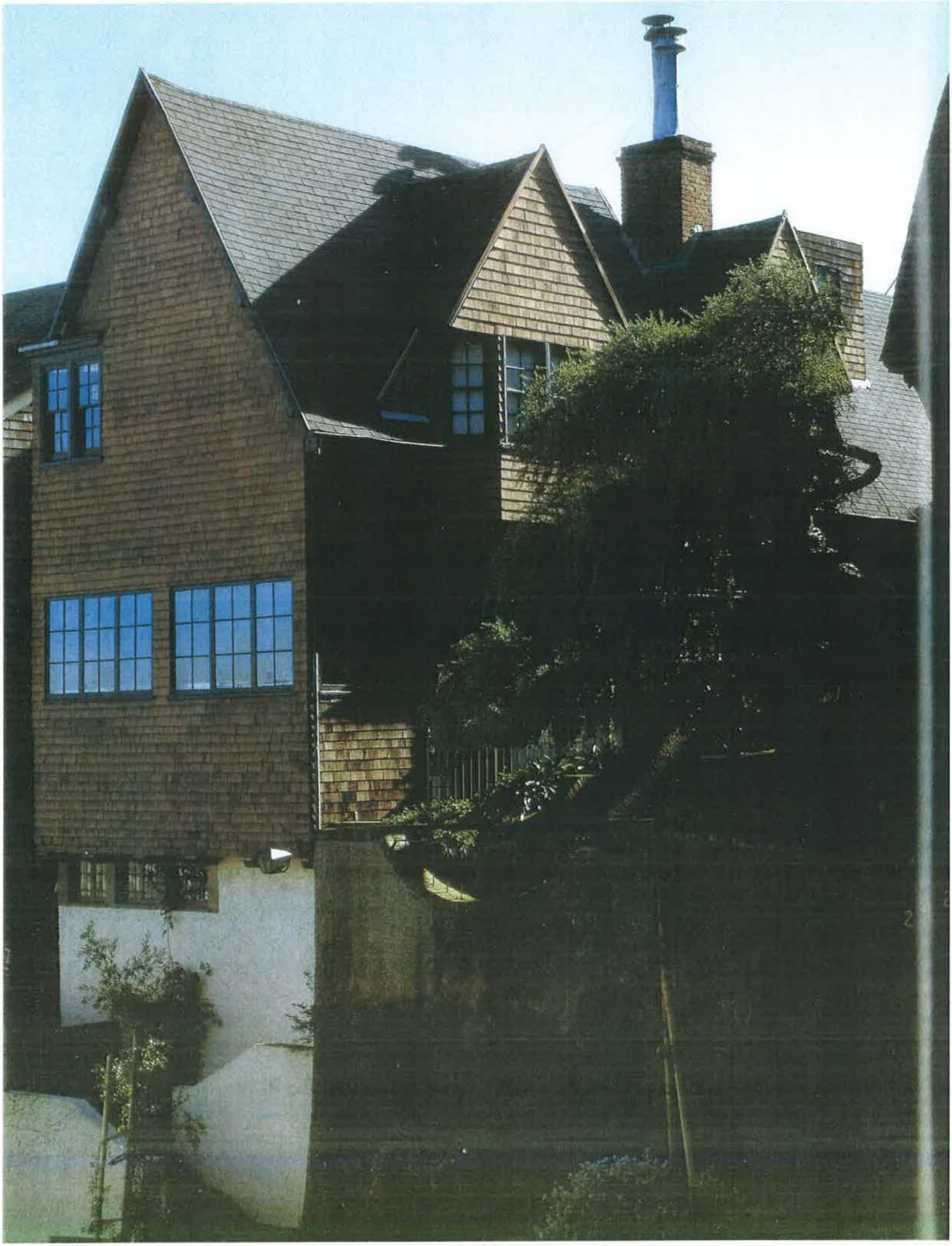


Ernest Coxhead Coxhead House San Francisco 1893

Though less rustic (and spooky) than his friend Willis Polk's place, Ernest Coxhead's nearly contemporaneous Pacific Heights dwelling is similarly eccentric. The end of this house overhangs a tall concrete wall and, like Polk's, is a large, shingled bay with a steeply sloping pitched roof. A corner window without precedent (or sequel for that matter) is this street facade's most diverting feature.

The entire effect is of English Arts and Crafts without the stifling decorum. We can imagine how well this suited Coxhead, an Englishman transplanted to California.

It is the path through the house, though, wide and narrow, careering along the edges of some rooms, and through the middle of others — a kind of dark ride of the early Bay Region style — that is the singular achievement here. The historian John Beach, in *Bay Area Houses*, describes it this way, "It is as if the house had been trimmed away, leaving only the circulation space. Then a step here and a landing there are extruded horizontally, expanded from a small space to a larger. By this curious process the stair sequence ceases to be simply an element of a larger building, but is transformed into the building itself." ■

OPPOSITE Street facade with shingled bay overhanging rough stucco wall.

ABOVE LEFT Path to front door.

ABOVE RIGHT Garden facade.

OPPOSITE
Living room with large redwood fireplace surround, partially hidden high window to its right, and carefully finished redwood beam ceiling.

ABOVE LEFT
Large fireplace by the front door opens to wide hall.

ABOVE RIGHT
Long redwood gallery leading from foyer to rear garden.

ABOVE LEFT
Dining room looking into conservatory-like gallery.

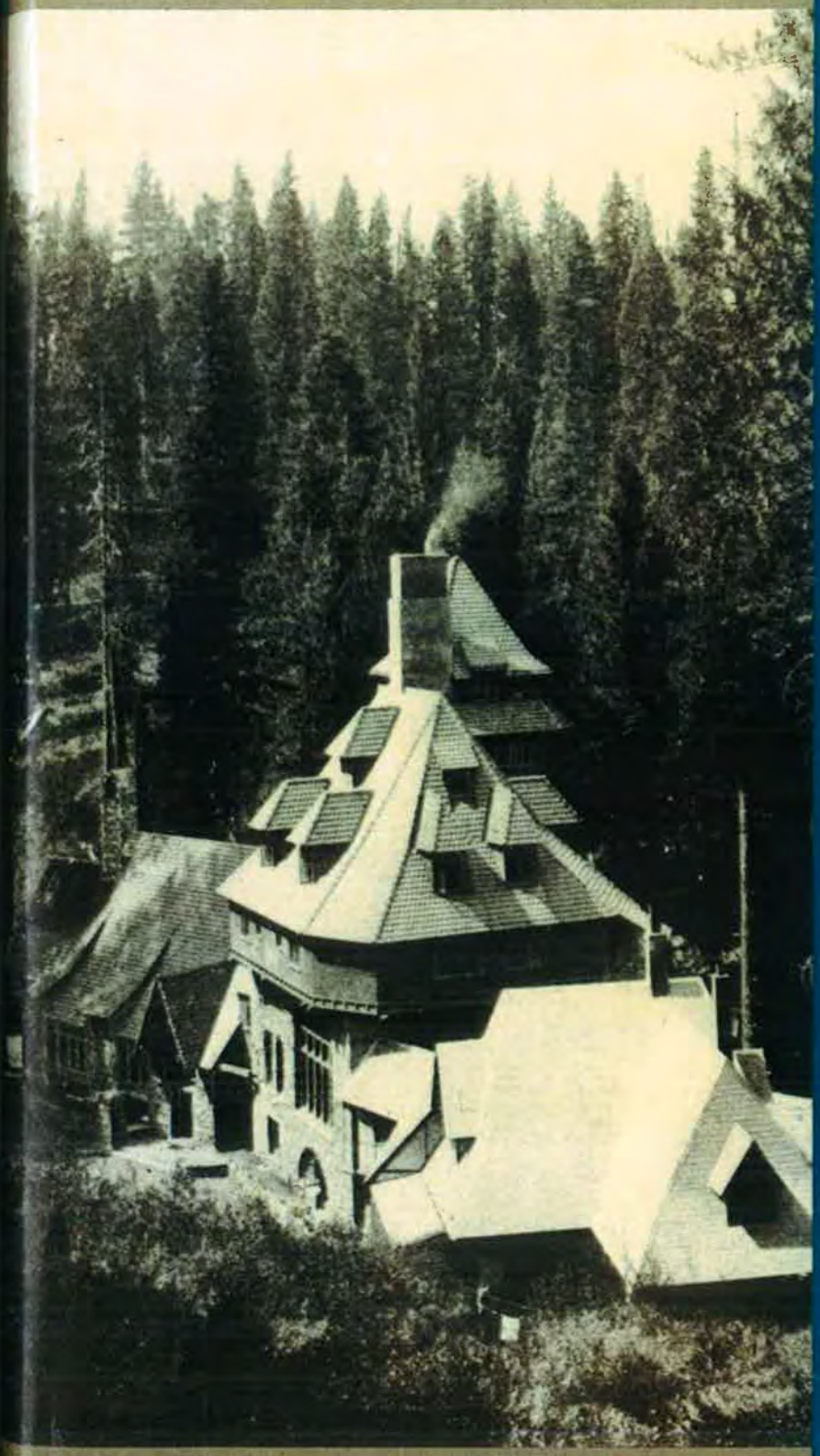
ABOVE MIDDLE
Bedroom with exposed beams is open to the steep gable of the roof.

ABOVE RIGHT
Hall opens to two-story redwood stairwell. Mysterious stair to third floor spills into hall.

OPPOSITE
Dining room with large windows to the garden and built-in redwood cabinets.

ATTACHMENT 3

ON THE EDGE OF THE WORLD



Four Architects in San Francisco at the Turn of the Century

RICHARD LONGSTRETH

1 Director of
Jniversity.

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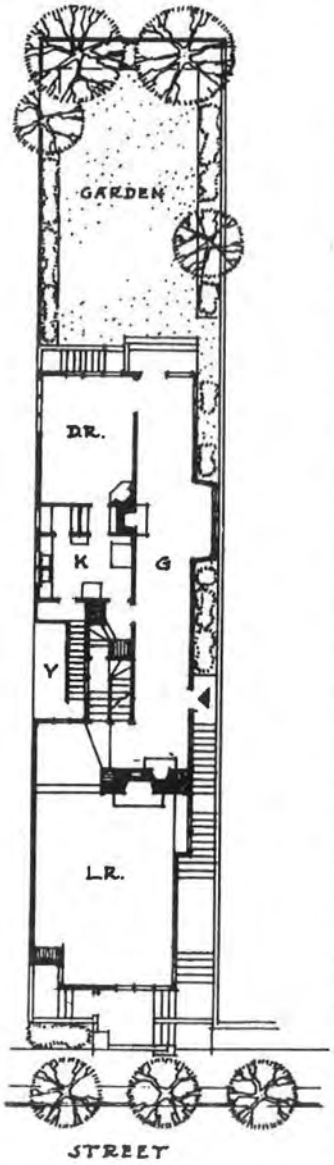
Coxhead began to receive commissions for small houses in Pacific Heights at about the time of Polk's first work on Russian Hill. Coxhead's earliest designs, such as that for friend James McGauley (1891), adhere to the prevailing pattern in their use of suburban imagery. McGauley's house is, in effect, a transplanted English cottage. By 1893 an important shift occurred in Coxhead's approach, evident in the adjacent residence built for himself and Almeric (Fig. 73). Like the Williams-Polk house, it exploits a difficult site to achieve a dramatic effect. The design is also a more sophisticated interpretation of English precedents than was McGauley's. The narrow street frontage is accentuated by a towerlike facade that has a taut, abstract quality. The bands of little windows set flush against the surface were probably inspired by recent London work of Shaw and others. However, the composition is more simplified and softened than English models, in keeping with the building's size and materials. The west elevation, facing McGauley's yard, with its dominant horizontality and rural character, contrasts with the facade and underscores the transition from public to private space. Expanses of shingled wall and roof surfaces, interrupted only by the simplest window articulation, extend from a pivotal clustering of elements grouped around the front door. The composition may well

73. Coxhead & Coxhead. Ernest and Almeric Coxhead house, 1893 *(left)*, and James McGauley house, 1891–1892 *(right)*, San Francisco. (Courtesy John Beach)

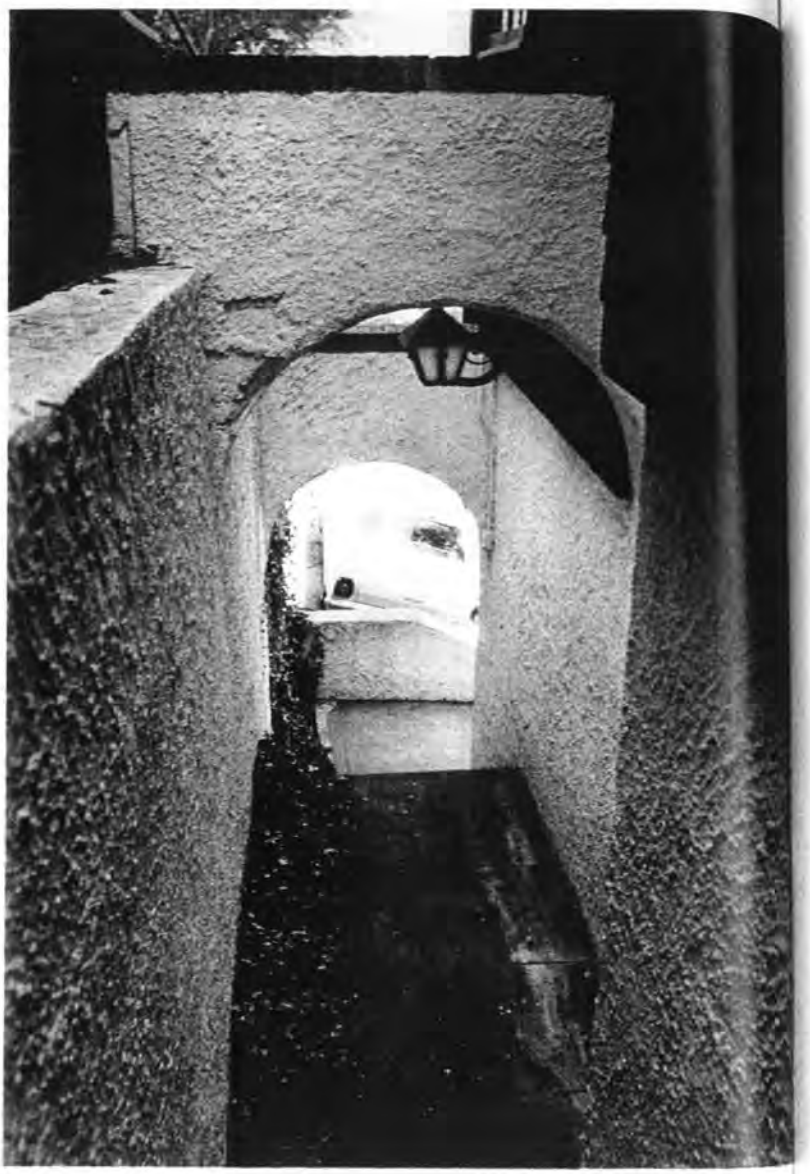
74. Coxhead house, rear view. (Courtesy John Beach)

have been inspired by Voysey's early projects, but Coxhead's version is more compact and mannered at its focal point and less regimented elsewhere.[20] Toward the rear, the house looks somewhat like a Surrey barn that has been remodeled in a straightforward way, lacking the studied poise of the street facade (Fig. 74). Front and rear are set in opposition, while the overriding simplicity of detail lends cohesiveness to the whole. Both the imagery and the studied casualness present in this design owe a major debt to English arts-and-crafts work, which became a guidepost for Coxhead's work during the next several years.[21] But neither Coxhead nor Polk considered the Arts and Crafts Movement to be a discrete entity; instead they appear to have viewed it as a potent source for expression in rustic design—an updated equivalent of the Shingle Style—that was appropriate to the design of modest houses.

Coxhead's plans remained more American. In his own residence there is an ever-changing path up to and through the premises, inspired by Polk's work but developed in a different way. The entrance is reached by a series of winding steps and landings that become progressively constricted, with the final run wedged between a retaining wall and the basement, as if it were an alley in an Italian hill town



75. Coxhead house, plan. (Drawn by Howard Moise)



76. Coxhead house, front steps. (Author)

(Figs. 75, 76). A transition occurs at the front door, spatially echoing the change in character between the front and rear portions of the house. Inside, the emphasis is wholly horizontal. The long gallery, the plan's one English component, is unlike its prototypes in that it generates a sense of continuity while dramatizing the site's narrow form through variations in space and light (Fig. 77). From the dark vestibule

the corridor
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McGauley's
windows or
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opposite th
emphasis.
and is mad
and beams
corners, ar
highest wi
the far cor
deck from
of the Bay
sequence a
mitigating

77. Coxhead

steps. (Author)

ly echoing
ons of the
gallery, the
it it gener-
rrow form
vestibule

the corridor gradually becomes brighter, expanding into a glazed bay that serves as a secondary sitting area, with a borrowed vista of McGauley's yard. The gallery brightens further at the end, where windows on two sides open into a secluded garden. In the other direction the space unfolds more rapidly, lapping down a broad turn of steps in a circuitous path to the living room. Although the stair is directly opposite the entrance, it is encased so as not to interrupt the horizontal emphasis. The living room is unusually large for a house of this size and is made even more expansive by grandly scaled redwood paneling and beams (Fig. 78). The living room windows are placed only at the corners, and each one is at a different height. Like a periscope, the highest window bank catches a segment of the McGauley house. At the far corner, the platform and attendant bench offer an observation deck from which to view houses across the street and catch glimpses of the Bay beyond. Paralleling the Williams-Polk house interiors, the sequence and manipulation of each zone imply an extension of space, mitigating the property's narrow confines.

77. Coxhead house, gallery. (Author)

78. Coxhead house, living room. (Author)

80. Houses in

An equally unconventional solution is present in the Charles Murdock house around the corner, which Coxhead had designed several months earlier. A native of Boston, Murdock moved to California in 1855 and became a widely respected elder of the intellectual community. Murdock ran a small printing business; he considered bookmaking an art and was patronized by some of the region's most gifted writers. Among his friends were Bret Harte, Robert Louis Stevenson, John Muir, and William Keith. While active in the Unitarian church, he had been married by Joseph Worcester and frequently attended his services. Murdock was also an ardent supporter of the younger generation, including Bruce Porter, Gelett Burgess, and Coxhead. Since Murdock, like many of his friends, could not afford to spend much for his house, it was designed with about as much floor area as Coxhead's residence, and at an even lower cost.[22]

The studied asymmetry of the facade recalls those of E. W. Godwin's well-known artists' houses in Chelsea from a decade earlier,

ATTACHMENT 4

Nancy Pelosi
Democratic Leader

August 7, 2017

State of California
Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Attention: Julianne Polanco
State Historic Preservation Officer

Subject: Nomination for Listing
National Register of Historic Places

RE: Architect Ernest Coxhead's Residence & Studio, 1893
2421 Green Street, San Francisco, California

Dear Ms. Polanco:

It is with great enthusiasm that I write in support of the nomination of Ernest Coxhead's own house for listing in the National Register of Historic Places. I have had the pleasure of visiting Architect Coxhead's residence and studio located at the juncture of Cow Hollow and Pacific Heights. This area in California's 12th Congressional District which I represent in Congress. I take special pride in San Francisco's architectural treasures and recognize the Coxhead house as a first of an architectural tradition in the Bay Area. It happens to be in excellent original condition, including brickwork, having survived amazingly intact, the 1906 San Francisco earthquake and fire.

Designed and built before automobiles and never retrofitted with a garage, both the house entry and garden are quietly accessed from the street via a twisting stairway to the west side. The classical entry conceals an ingenious interior with a long glazed entrance gallery running from a high-ceilinged living room at the north to a dining area on the southern rear garden that shares an eastern property line with the garden of the 1867 Casebolt House, San Francisco Landmark No. 51.

The house is shingle style integrated with subtle Cotswold features that Coxhead brought to Northern California. The beautiful non-symmetrical exterior design that is fitted to the land and view was the beginning of what became the First Bay Area Tradition that evolved into Second and Third Bay Area Traditions taught at the University of California, Berkeley, and practiced by the most heralded Bay Area architects. The importance of the house to the evolution of local architecture cannot be overemphasized.

I believe the nomination papers are well done and the Ernest Coxhead's Residence & Studio should be included in the National register of Historic Places.

Thank you for your attention to the remarkable and still beautifully functioning personal home of Ernest Coxhead.

best regards,

Nancy Pelosi

Nancy Pelosi

ATTACHMENT 5

Carol L. Karp
Architect A.I.A.

December 29, 2017

Philip Kaufman
2421 Green Street
San Francisco, CA 94123

Subject: Ernest Coxhead House
2421 Green Street, San Francisco
Historic Status

Dear Mr. Kaufman:

This correspondence memorializes our understanding for providing architectural research services for the residence Ernest Albert Coxhead designed and built for himself in 1892-1893 Green Street, San Francisco, which you have owned for about 30 years. Your consulting engineer, Lawrence Karp, had suggested to you in early 2017 that a colleague of ours, Kathryn Marsh Shaffer AIA Architect, prepare a nomination for inclusion of the Coxhead House in the National Park Service's Registry of Historic Places to be lodged with the California State Park's Office of Historic Preservation (OHP) in Sacramento. OHP relies on CEQA for protection of historic resources. Kathryn Shaffer was a distinguished architect, artist, and author, having both written and illustrated by hand the book "Houseboats of Sausalito - Aquatic Architecture of Sausalito" published by Schiffer in 2007. Kathryn had also been a student of Richard Longstreth, author of the book on American architecture "At the Edge of the World", a history of the four important architects that shaped California architecture at the turn of the century, published by MIT Press in 1983. On April 11th 2017 Longstreth gave the NPS written permission to use copyrighted material in the Coxhead nomination. Kathryn worked on the Coxhead House project and submitted drafts of the nomination to the OHP until she could no longer serve due to personal reasons. On August 28th 2017 Kathryn wrote an assignment of the nomination duties to my office.

I submitted a final draft of the nomination to OHP. On September 13th 2017, OHP advised us the Coxhead House was "clearly eligible" for inclusion in the National Registry of Historic Places. This eligibility gives the Coxhead House official historic status in the City & County of San Francisco pursuant to San Francisco Administrative Code §31.08(e)3. Sadly, Mrs. Shaffer passed away on October 2nd 2017.

My credentials include attending Vassar College as an undergraduate and in March 1970 I received the professional Bachelor of Architecture degree from the University of California, Berkeley. Subsequently, I studied at Harvard University's Graduate School of Design, Cambridge. I am licensed as an architect in California and Hawaii and I am a Member of the American Institute of Architects. I am a native of San Francisco and I have more than 40 years of local experience in design, construction, and historic preservation. As a public service, I have provided the nomination services to the California Park Services Office of Historic Preservation, and reports to the City & County of San Francisco's Planning Department and the Board of Supervisors, without compensation.

Yours truly,

Carol L. Karp

100 Tres Mesas Orinda, CA 94563 (925) 254-6676 fax: (925) 253-0101 e-Mail: carol@karp.ca

EXHIBIT G

APPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME		
Susan Byrd and Mark Lampert		
DR APPLICANT'S ADDRESS	**ZIP CODE**	**TELEPHONE**
2415 Green Street	94123	( )

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME		
Chris Durkin		
ADDRESS	**ZIP CODE**	**TELEPHONE**
474 Euclid Avenue	94118	(415) 407-0486

CONTACT FOR DR APPLICATION			
Same as Above ☐ Deborah Holley			
ADDRESS		**ZIP CODE**	**TELEPHONE**
220 Montgomery Street, Suite 2100	San Francisco	94104	(415) 609-9329
E-MAIL ADDRESS			
deborah@holleyconsulting.com			

2. Location and Classification

STREET ADDRESS OF PROJECT	ZIP CODE
2417 Green Street	94123
CROSS STREETS	
Pierce and Scott	

ASSESSORS BLOCK/LOT	LOT DIMENSIONS	LOT AREA (SQ FT)	ZONING DISTRICT	HEIGHT/BULK DISTRICT
0560/ /028	25' x 100'	2,500	RH-1	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-familtyresidential

Proposed Use: single-family residential

Building Permit Application No. 2017-002545PRJ Date Filed: 4/28/17

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☒	☐
Did you participate in outside mediation on this case?	☐	☒

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.

Although we made repeated requests of the applicant and planning staff, none of the changes requested by the neighbors at the March 30, 2017 Pre-Application meeting or in follow-up emails were made to the plans submitted to the City in response to concerns.

At the Pre-Application Meeting the applicant said he could put up story poles, but did not respond to follow-up requests to do so.

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.

   Please see Attachment 1.

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:

   Please see Attachment 2.

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?

   Please see Attachment 3

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: _____ Date: _____

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

_____

Owner / Authorized Agent (circle one)

CASE NUMBER For Staff Use only	

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	☐
Address labels (original), if applicable	○
Address labels (copy of the above), if applicable	○
Photocopy of this completed application	☐
Photographs that illustrate your concerns	■
Convenant or Deed Restrictions	■
Check payable to Planning Dept.	☐
Letter of authorization for agent	☐
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)	■

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: _____

2417 GREEN DR ATTACHMENT 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 cite specific sections of the Residential Design Guidelines.

The Lampert/Byrd family have lived next door the project site at 2415 Green Street for over 20 years. They are requesting Discretionary Review because, although the project may meet the minimum standards of the Planning Code, it conflicts with many key elements of the San Francisco Residential Design Guidelines (RDGs) and the Cow Hollow Neighborhood Design Guidelines (CHNDGs). ***Most importantly, the project is inconsistent with all six Design Principles of the RDGs.***

The following narrative identifies the many reasons why the Planning Commission should take Discretionary Review of this project and establishes that there are extraordinary circumstances that require such review.

Page 5 of the RDGs explains that "The Residential Design Guidelines focus on whether a building's design contributes to the architectural and visual qualities of the neighborhood." Here are the six guiding Design Principles used to determine whether a project is consistent with the RDGs:

1. *Ensure that the building's scale is compatible with surrounding buildings.*
2. *Ensure that the building respects the mid-block open space.*
3. *Maintain light to adjacent properties by providing adequate setbacks.*
4. *Provide architectural features that enhance the neighborhood's character.*
5. *Choose building materials that provide visual interest and texture to a building.*
6. *Ensure that the character-defining features of an historic building are maintained.*

Below we explain why the project is inconsistent with each of these Design Principles.

1. **Ensure that the Building's Scale is Compatible with Surrounding Buildings.**
   The scale of the project is not compatible with surrounding buildings – The project is too large for the lot as described below.

a. ***The proposed development would be more than twice the average development intensity of the block at an FAR of almost 2.5*** (6,114/2,500 = 2.456). The developer appears to be guided by maximization of profit at the expense of the neighbors as the scale of the proposed building is incompatible with the surrounding homes. The proposed 6,114 square foot house is on a 2,500-square-foot lot. The developer wants to squeeze an oversized house onto one of the smaller lots in the neighborhood. This development intensity is inconsistent with the character of the neighborhood and is a departure from existing long-held, relatively modest development intensity. A survey of development intensity based on Floor Area Ratios for 30 properties on the block, including the south side of the 2400 block of Green Street, the north side of the 2500 block of Vallejo Street, the east side of the 2700 block of Scott Street, and the west side of the 2500 block of Pierce Street indicates that ***the average FAR is 1.0.*** The proposed development would be more than twice the average development intensity of the block at an FAR of almost 2.5 (6,114/2,500 = 2.456). Figure 1 and Table 1 illustrate the vast difference in scale of the proposed project compared with the surrounding homes.

   The CHNDGs also call for compatible development intensities, which the developer has ignored. For example:

   "Compatibility of Volume and Mass. The volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings." (CHGs, page 34)

b. ***If this 6,103 square-foot project were approved, it would be close to twice the average house size in District 2.*** According to the Planning Department, the average size of a single-family home in the Second Supervisorial District[1]is 3,190 SF. (San Francisco Planning Department, September 2016 http://default.sfplanning.org/administration/legaffairs/RET_presentation-100416.pdf) Currently, 2417 Green Street is 4,502 SF, or more than 40 percent larger than the average house in the District.

   If the project sponsor were to remodel the home within the existing footprint, he would have a home that could accommodate a family without harming his neighbors and neighborhood.

---

[1] District 2 includes:
94103 – bottom of Pacific Heights/Downtown.
94109 – Pacific Heights/Marina/Nob Hill.
94115 – Pacific Heights/Marina.
94118 – Presidio Heights/Inner Richmond.
94121 – Seacliff.
94123 – Marina.
94129 – Presidio.
94133 – Russian Hill/Financial District

FIGURE 1. FAR MAP

0.4 to 0.9 FAR

1.0 to 1.4 FAR

1.5 to 2.0 FAR

2.0 to 2.5 FAR

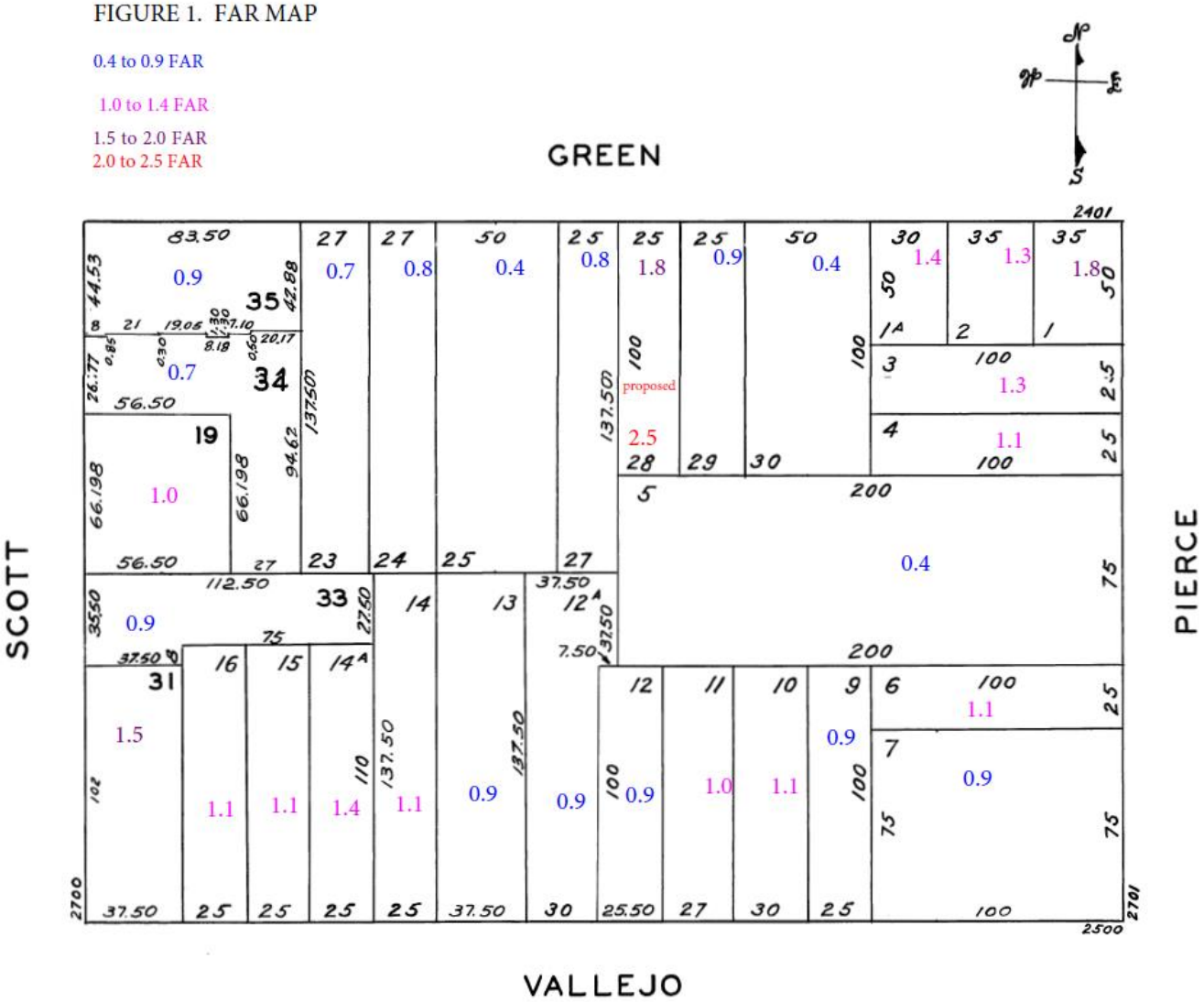


TABLE 1. NEIGHBORHOOD FLOOR AREA RATIOS

South Side of Green Street

Address	Building Area (SF)	Lot Area (SF)	FAR
2417 Green	**4,502 existing** **6,114 proposed**	**2,500**	**1.8 existing** **2.5 proposed**
2772 Scott	3,300	3,728.56	0.9
2427 Green	2,660	3,711	0.7
2425 Green	3,125	3,712	0.8
2423 Green	2,694	6,875	0.4
2421 Green	2,700	3,437	0.8
2415 Green	2,346	2,500	0.9
2411 Green	1,900	5,000	0.4
2409 Green	2,080	1,498	1.4
2405 Green	2,280	1,750	1.3
2401 Green	3,125	1,746	1.8

West Side of Pierce Street, North Side of Vallejo Street, and East Side of Scott Street

Address	Building Area (SF)	Lot Area (SF)	FAR
2749 Pierce Street	3,344	2,495	1.3
2733 Pierce Street	2,720	2,500	1.1
2727 Pierce Street	5,875	15,000	0.4
2721 Pierce Street	2,750	2,500	1.1
2701 Pierce Street	6,828	7,500	0.9
2526 Vallejo Street	2,150	2,495	0.9
2530 Vallejo Street	3,380	3,000	1.1
2540 Vallejo Street	2,728	2,700	1.0
2544 Vallejo Street	2,390	2,548	0.9
2500 Vallejo Street	3,915	4,125	0.9
2560-62 Vallejo Street	4,668	5,153	0.9
2566 Vallejo Street	3,904	3,436	1.1
2570 Vallejo Street	3,807	2,750	1.4
2576 Vallejo Street	3,109	2,748	1.1
2580 Vallejo Street	3,686	2,748	1.3
2700 Scott Street	5,815	3,825	1.5
2710 Scott Street	3,180	3,393.75	0.9
2716 Scott Street	3,900	3,737	1.0
2750 Scott Street	2,850	4,103	0.7
2772 Scott Street	3,300	3,728.56	0.9

Source: San Francisco Property Information Map, 2017 for all properties other than 2417 Green.

c. ***The Planning Department has determined that one important trigger from Planning Commission review of a residential alteration or demolition project is a proposed FAR exceeding established norms.*** The Planning Department is currently in the process of recommending changes to Section 317 of the Planning Code. Planning is proposing to replace the demolition thresholds with "…controls for the RH Districts that use a Floor Area Ratio metric as a trigger for requiring a Planning Commission hearing, whether a project is an alteration or demolition." According to the applicant, they are removing 51 percent of the front and rear facades and 90 percent of the horizontal elements.

In the most recent iteration of the Planning Department recommendations for revising Section 317 (October 16, 2017 http://default.sfplanning.org/administration/legaffairs/RET_Presentation_10-16-17.pdf), the FAR trigger in the RH-1 District is recommended to be ***1.4***, a measure that the proposed project far exceeds. The June 1, 2017 memo states that "***In determining whether a project that exceeds the base FAR should be approved by the Planning Commission, they would have to consider the following criteria when granting an exception to the base 1.4 FAR***:

1. high-quality architectural design;
2. contextual and compatible building siting, orientation, massing, scale, and fenestration pattern;
3. compatibility with surrounding density;
4. family friendly units;
5. whether existing units have been reconfigured, and if they have, whether the redesign results in a family-friendly layout; and
6. access to and quality of open space.

Under the Planning Department's own proposal for revising the review process, this project would automatically be reviewed by the Planning Commission, obviating the need for neighbors to petition for DR and it would not meet the first three criteria listed above.

2. Ensure that the building respects the mid-block open space.

The project does not respect the mid-block open space. Figure 2 illustrates the existing long-held open space pattern and shows how the project would substantially change it. The project will expand the footprint of the house ***17 feet*** back into the rear yard, significantly reducing the midblock open space that the neighborhood has enjoyed for so many years and that is protected by this second RDG design principle as well as many key policies of the CHNDGs, including the following:

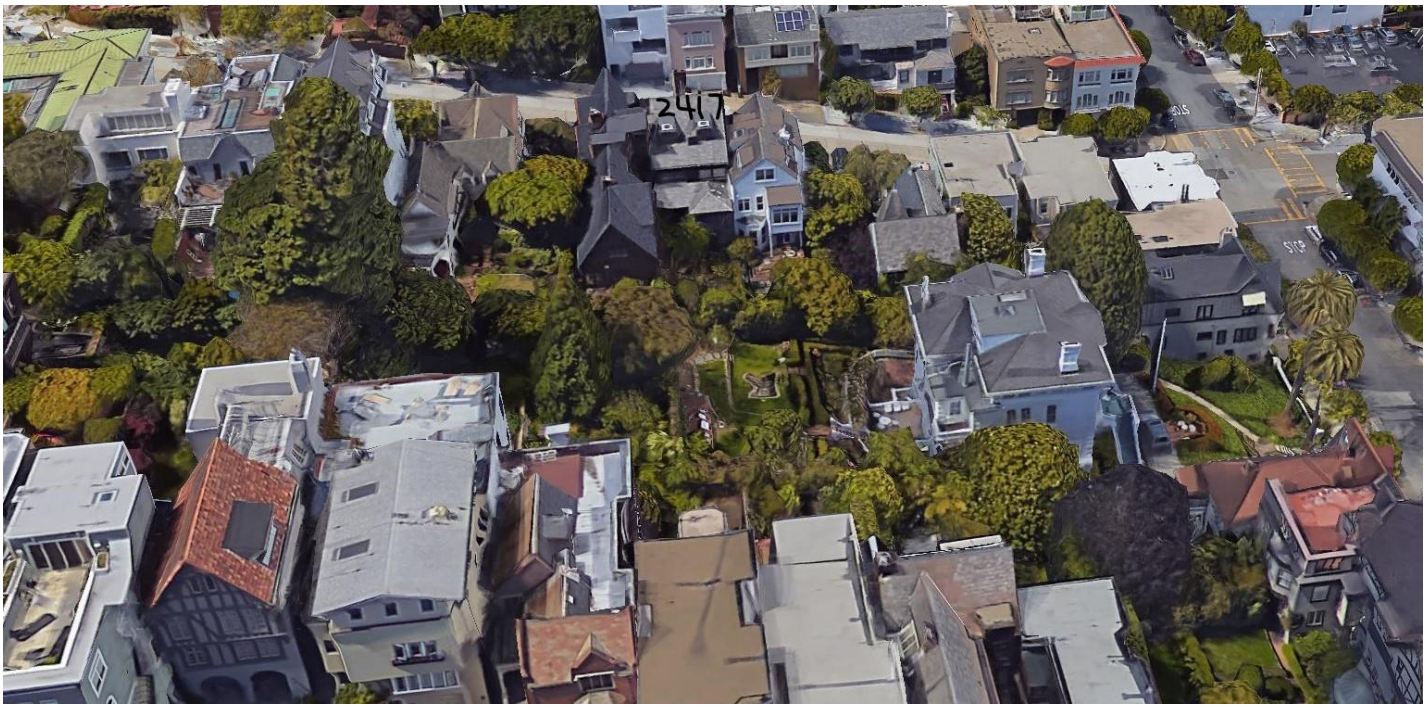


FIGURE 2 EXISTING MID-BLOCK OPEN SPACE

> "Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.
>
> Consider:
>
> - Is there a pattern of rear yard depths creating a common open space?
> - Will changing this pattern have a negative effect?
> - Are light and air to adjacent properties significantly diminished?" (CHNDGs, page 28)
>
> "Respect Rear Yard and Adjacent Buildings Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings. In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of these the midblock open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views." (CHNDGs, page 29)

The project would overshadow the patio and yard space of the Lampert/Byrd home. The photos in Figures 3 through 6 show the patio and yard space, and bedroom and kitchen/dining area windows that would be deprived of light and air as a result of the proposed expansion.

While many neighbors on the block have remodeled, they have generally stayed within their respective existing footprints and have not degraded the neighborhood's mid-block open space that makes this a special place to live. We unsuccessfully requested that this developer do the same. Here are some examples:

2409 Green Street. Remodel including a kitchen and family room stayed within the footprint except the addition of a rear deck.

2411 Green Street. Remodel included kitchen and bathrooms. Stayed within the footprint. This is an historic "English country cottage" and the addition maintained the historic integrity of the home.

2415 Green Street. The Lampert/Byrd family (the DR requesters) did an extensive remodel and added bedrooms and bathrooms their house to accommodate their family, but stayed entirely within the building footprint. And, despite the extent of the interior renovations, the before and after photos look almost the same.

2425 Green Street. This stately Victorian home was also remodeled within the existing footprint.

2427 Green Street. The interior of this home has been remodeled at least twice entirely within the footprint.

2423 Green Street. Just three years ago, our neighbors at 2423 Green Street, two houses to the west of 2417, proposed a modest remodel on their 6,875 SF 50-foot-wide, 137.5-foot-deep lot measuring lot (which is close to three times the size of the 2417 lot). For some reason, they were held to an entirely different standard than the developer of 2417. Although their original proposal to add a small addition to the rear of their home was not opposed by any neighbors and complied with the Planning Code, the Planning Department required that the plans needed to be revised in order to comply with neighborhood mid-block open space requirements and guidelines. The plans were revised as required, and the modest 11.5-foot expansion was scaled back to 9.5 feet.

Here is an excerpt from the 2015 Notice of Planning Department Requirements letter requiring the revision:

> "Based on the plans submitted, the following items are required to proceed with review of the subject Building Permit Application:
>
> 2. Residential Design Guidelines. The Planning Commission adopted the 2001 Cow Hollow Design Guidelines and in 2003 Residential Design Guidelines in December 2003 to promote design that will protect neighborhood character. All residential permit applications in the RH and RM zoning districts filed or reviewed after January 1, 2004 are subject to these Guidelines. You can download a copy of the Guidelines from our website at http://www.sfgov.org or purchase for $3.00 per copy at the Planning Department office. If you fail to adequately address the following concerns the Department may initiate a Discretionary Review hearing for this project: a. **Please limit the horizontal addition to be no deeper than the neighboring building to the east in order to respect the existing mid-block pattern**. (RDGs, Pages 25-27, and Cow Hollow RDGs, Pages 28-29 [emphasis added]).”[2]

We request that you apply the same standards to 2417, so that the project respects the mid-block open space pattern and is no deeper than the adjacent Lampert/Byrd home at 2415 Green Street. We also request that the Commission consider the CHNDGs in their review of the project, which were not considered by the developer and do not appear to

[2] Notice of Planning Department requirements for the Heffernan extension**,** 2014.08.21.4406, February 9, 2015.

have been specifically considered during the September 6, 2017 RDAT review of the project. The meeting notes state that this was an initial 15-minute RDAT meeting. The sole comment noted was that "The project complies with the Residential Design Guidelines. RDAT members did note that the third-floor interior wall abuts the front façade window; consider pulling the wall back or providing a more substantial façade element to obscure this condition." No letter of Planning Department Requirements was issued by the Department for this project.

We ask that the Planning Commission require the project to be scaled back to comply with the RDGs and CHNDGs. Please refer to Attachment 3 herein for a suggested alternative design.

3. Maintain light to adjacent properties by providing adequate setbacks.

The project does not provide adequate setbacks and would adversely impact the neighbors' light and air. The project has been designed with complete disregard for the neighbors. It would block light and air to the kitchen, bedroom, back porch, and yard of the Lampert/Byrd home (2415 Green Street). These areas are shown in Figures 3, 4, 5, and 6. It would block or darken numerous windows and the deck off of the kitchen of the Kaufman residence (2421 Green Street).

The Commission should not permit such significant light and air impacts. We respectfully request that you balance the protection of existing residents with allowing reasonable development, not maximization of profit at the expense of neighbors.

4. Provide architectural features that enhance the neighborhood's character.

The proposed project design would detract from, rather than enhance the neighborhood's character. Figure 7 is the applicant's rendering of the proposed Green Street façade next to the existing front façade. Figure 8 is the applicant's rendering of the rear façade. The developer is proposing a bulky oversized building of poor design quality with no regard for the neighborhood's architectural character. The project would demolish the existing compatible characteristics of the building and replace the front and rear facades with a with excessive glazing and an awkward top floor deck that would detract from the neighborhood character.

Figure 3. Kitchen/Dining Area Windows of 2415 Green Street that would be blocked/darkened by proposed horizontal extension

Figure 4. Porch and yard of 2415 Green Street that would be darkened by proposed horizontal extension

Figure 5. Second Floor Master Bedroom Window 2415 Green Street that would be darkened by proposed horizontal extension

Figure 6. Existing rear facades of 2417 and 2415 Green Street

Figure 7 Existing and Proposed Front Façade

Source: Dumican Mosey, Site Permit/311 Notification Set, April 28, 2017.

Figure 8 Proposed Rear Façade

Source: Existing – Google Earth 2017. Proposed -- Dumican Mosey, Site Permit/311 Notification Set, April 28, 2017.

5. **Choose building materials that provide visual interest and texture to a building.** As shown in Figures 7 and 8, the project plans do not indicate building materials that provide visual interest or texture to the building. The focus of the bulky design of front and rear facades is overly large windows. This is clearly inconsistent with page 39 of the CHNDGs, which cite poorly proportioned buildings with windows that are inconsistent in size with surrounding buildings as something that should not be permitted.

   > "Compatibility of Vertical and Horizontal Proportions. The overall sense of a building working well within a particular context is often the result of carefully developed dimensional relationships. Poorly proportioned buildings are out of balance, inconsistent, and lack harmony with their surroundings. The proportions of the basic shapes of a project must be compatible with those of surrounding buildings. A basic step in identifying the proportions on a block face is to map (as described under 'Volume and Mass') the vertical and horizontal elements that define the facades of a building, such as doorways, windows, cornices and garage doors, and then to analyze their dimensional relationships." (CHNDGs, page 39)

6. **Ensure that the character-defining features of an historic building are maintained.** *The project would not maintain the character-defining features of this pre-earthquake shingle style residence*. The 2417 Green Street residence was built just prior to the 1906 earthquake. While the home has thus far been deemed not an historic resource under CEQA, it is attractive and compatible with the neighborhood character and the adjacent historic homes.

   We ask that that the Planning Commission require the developer to preserve the existing front and rear façades and architectural details or redesign them in a style that is compatible with the historic character and high design quality of the neighboring homes.

2417 GREEN DR ATTACHMENT 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 insensitive siting, orientation, massing, and scale of the project as proposed will significantly affect the adjacent residents. Specific concerns are addressed below.

1. **The project would reduce the privacy of the neighbors.** The project has been insensitively designed. The proposed rear deck would look right into one of the bedrooms of the Lampert/Byrd home (window shown in Figure 5). For this reason, the project would be inconsistent with the following RDG Guideline: "Articulate the building to minimize impacts on light and privacy to adjacent properties." (RDGs, page 16) Please see item 3 in Attachment 1 for further discussion of this issue.

2. **We are worried about potentially severe impacts on neighboring foundations**. We understand that the proposed project could have severe and irreversible impacts on the foundation of 2421 Green, the Kaufman home which was designed and occupied by Master Architect Ernest Coxhead. This home is a historic resource and has been deemed by the State Office of Historic Preservation has deemed to be "clearly eligible for the National Register"[3] and should not be sacrificed by this project. The developer has been completely uncooperative with respect to providing foundation plans and calculations needed to fully understand the impacts of the project on neighboring foundations.

3. **The developer did not change the plans submitted to the City to address any of the concerns raised by the neighbors.** The developer fulfilled the requirement to hold a pre-application meeting (technically two, but only because most of the neighbors, including the two adjacent neighbors, were unable to attend the first meeting) with the neighbors, but made no changes to the plan in response to neighborhood concerns. Nor did the developer put up story poles as recommended in the CHNDGs as he said he would do at the neighborhood meeting. At the Pre-Application meeting the developer claimed to know nothing about the CHNDGs, which is evident in the design which disregards key elements of the Guidelines.

[3] Letter from Amy Crain, State Historian II, Regarding Ernest Coxhead House Nomination to the National Register of Historic Places, September 13, 2017.

4. **The project could be scaled back while still allowing for a reasonable profit and achievement of the programmatic goals.** Please see Attachment 3 for an alternative design to achieve this objective.

2417 GREEN DR ATTACHMENT 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?

If the developer were to remodel the home within the existing footprint as shown in the attached drawings of the alternative project, he would have a six-bedroom, 5,279-square-foot home with a two-car garage that could accommodate a large family without significantly impacting the immediate neighbors and larger neighborhood.

This alternative would still allow the developer to make a reasonable profit by developing a large house while also protecting the neighbors by preserving their access to light and air and privacy and the neighborhood by maintaining the mid-block open space. And, unlike the proposed project, this alternative would comply with the RDGs and CHNDGs.

As shown in the attached concept plans, this would permit a 5,279-square-foothome with six bedrooms, four and a half baths, a family room, an exercise room, and a two-car garage.

- The alternative design expands the **garage level** for two cars, an exercise room and a direct stair to the main house. The excavation provides for a four-foot separation between the Kaufman house foundation and property line and the walls of the basement/garage.[i]

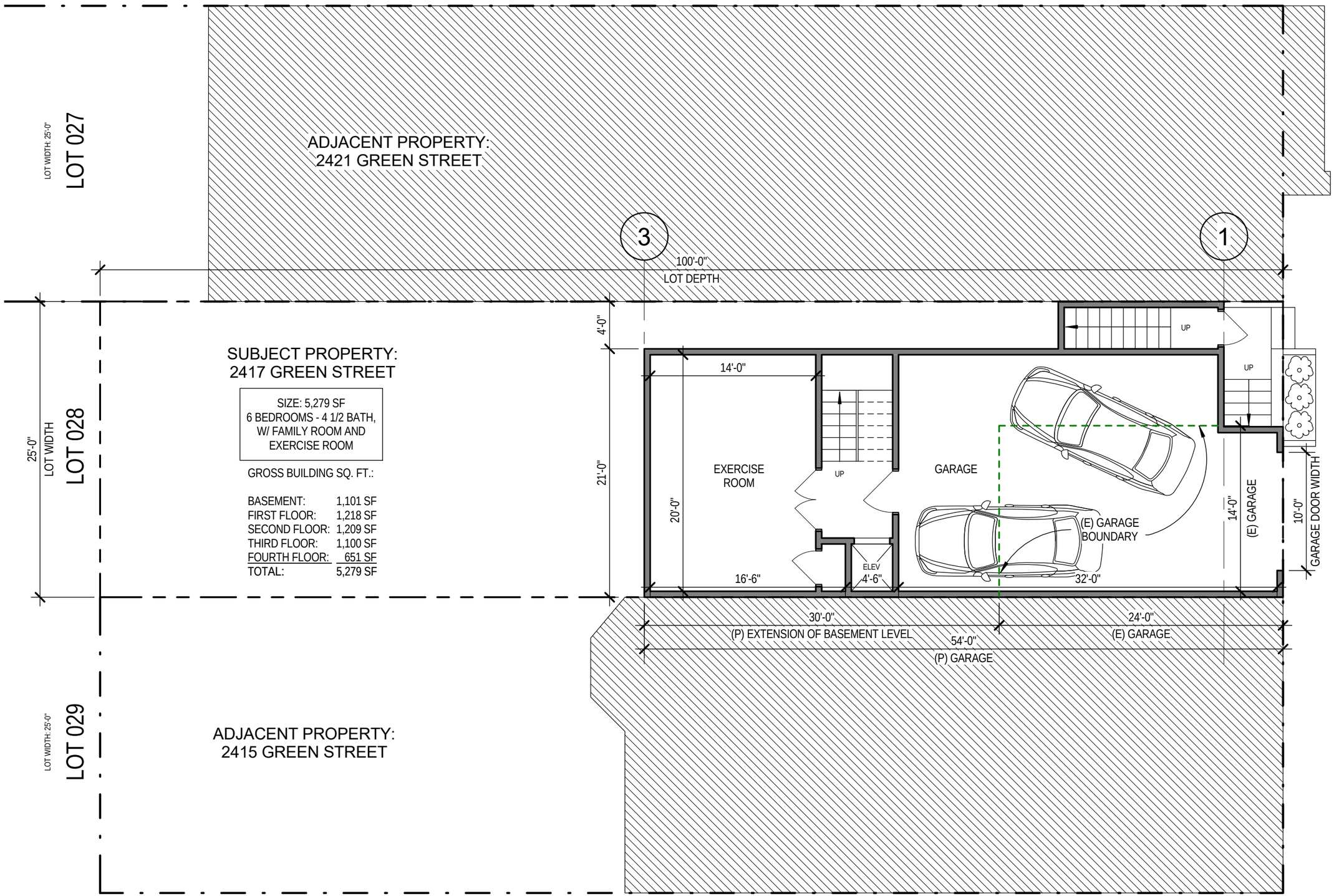
- Under this alternative, there is no expansion of the house to the rear, in order to protect the mid-block open space. The Family Room at the **first floor** is below the kitchen and has a nice outlook to the garden. There is also a bedroom at this level.

- The **second floor** looks much like that of the developer's scheme – except there is no walk out deck at this living level to the south facing yard in order to protect the privacy of the neighbors.

- The **third floor** has three bedrooms (one of which is the master) -- perfect for a young family looking to have the bedrooms all on one floor.

- The **fourth floor** has two more bedrooms. The north facing room provides excellent views of the Bay.

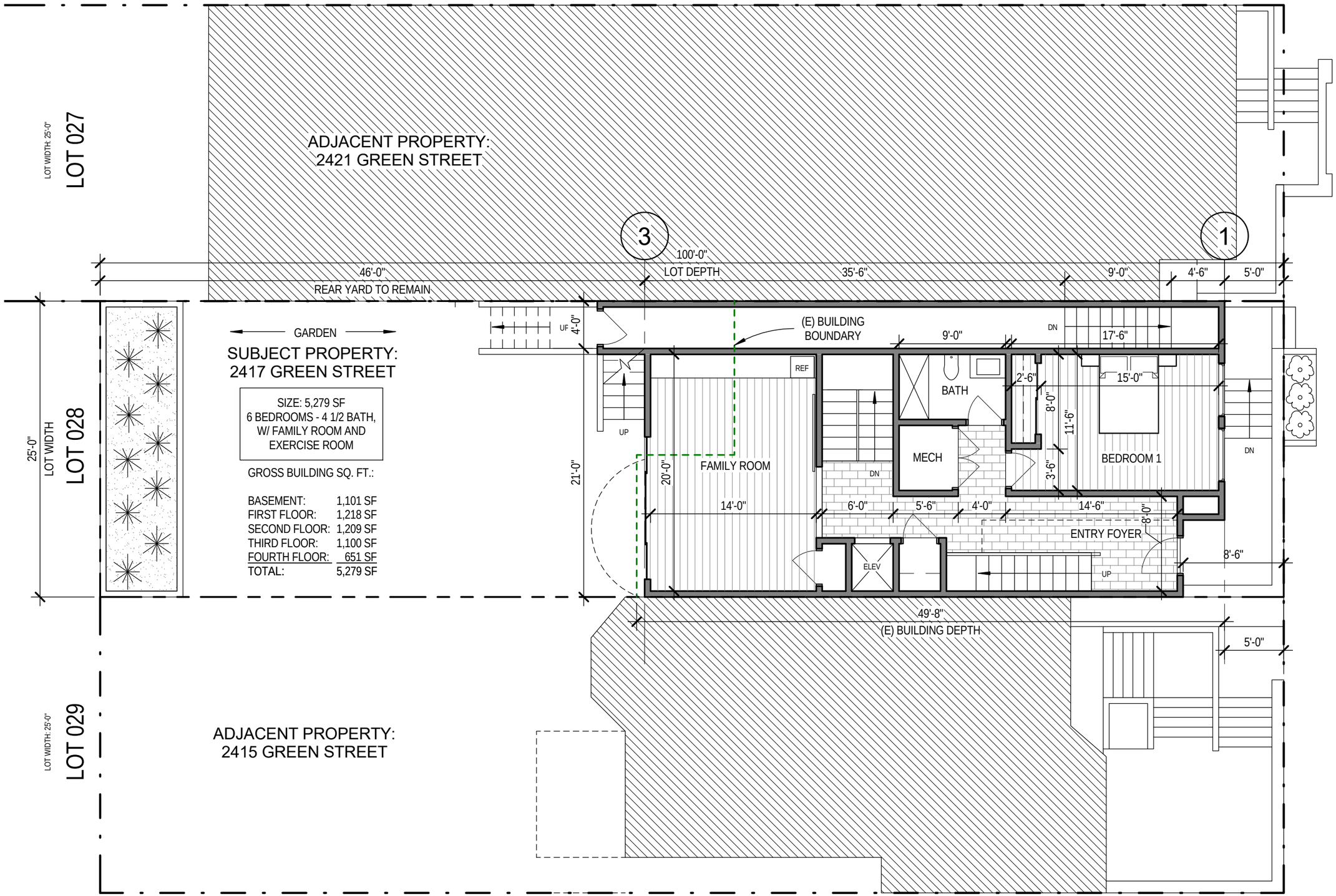
[i] Any construction would be required to ensure protection of the existing foundations and structures at 2415 and 2421 Green Street.



BASEMENT FLOOR PLAN

1/8" = 1'-0"

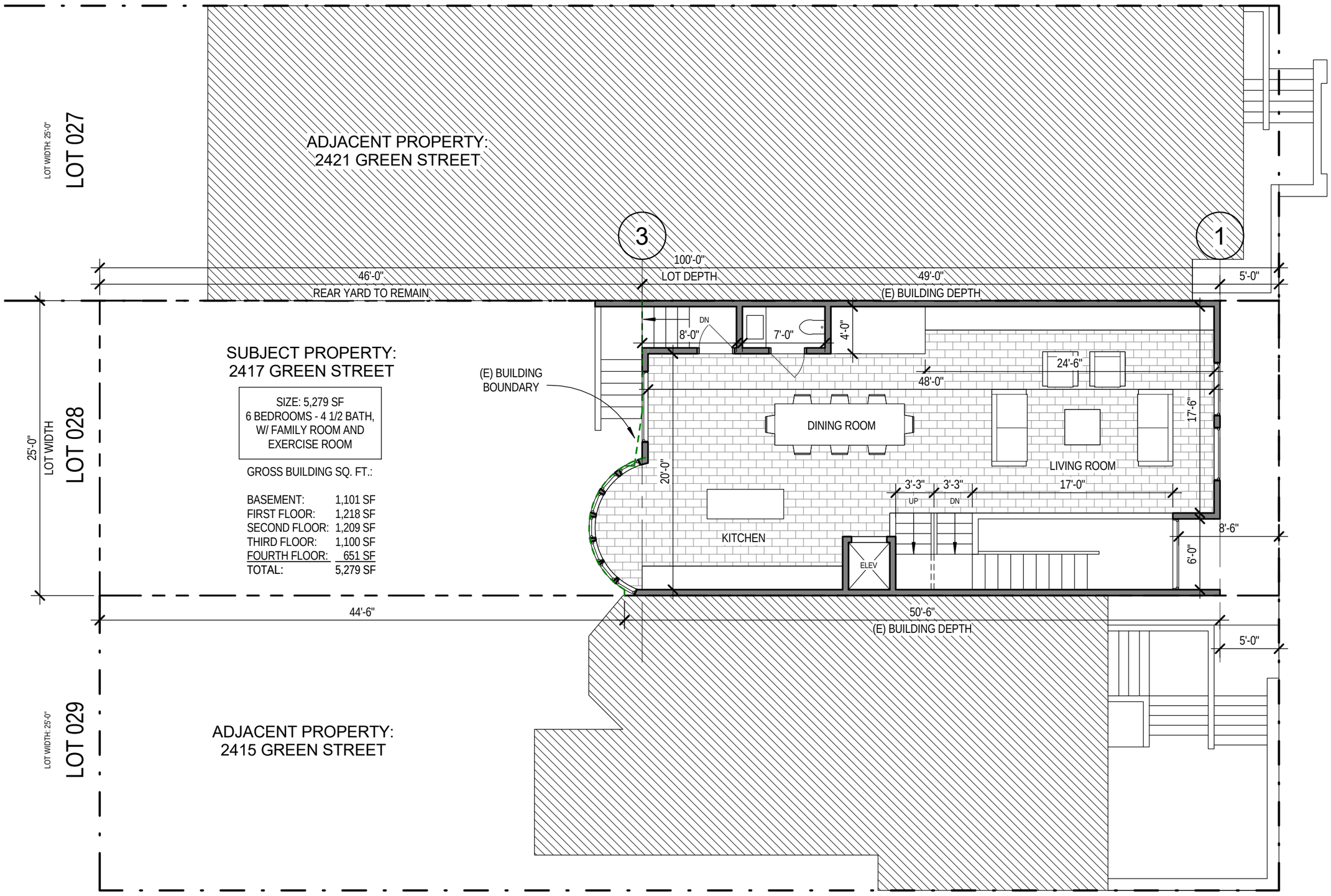
2417 GREEN STREET



FIRST FLOOR PLAN

1/8" = 1'-0"

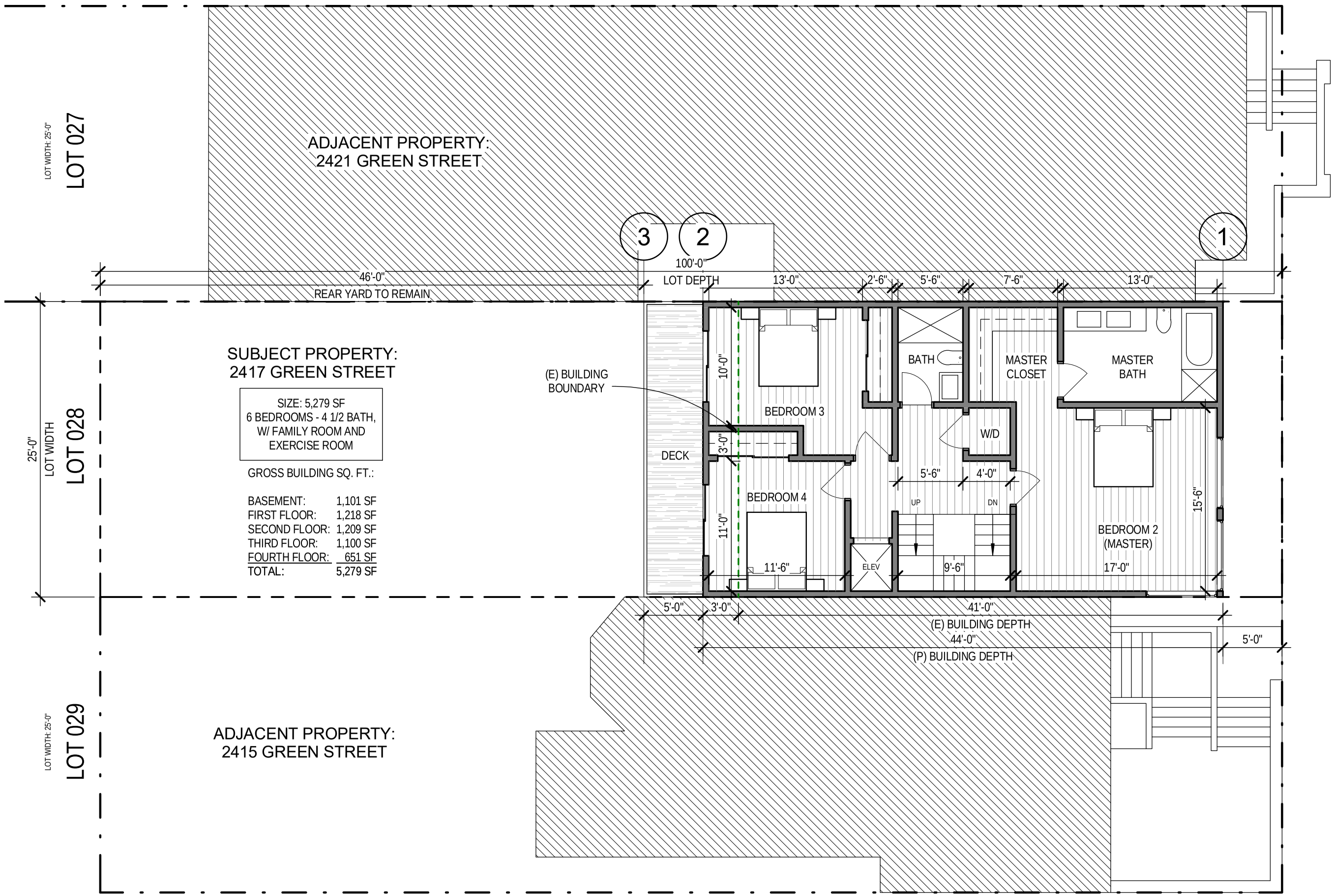
2417 GREEN STREET



SECOND FLOOR PLAN

1/8" = 1'-0"

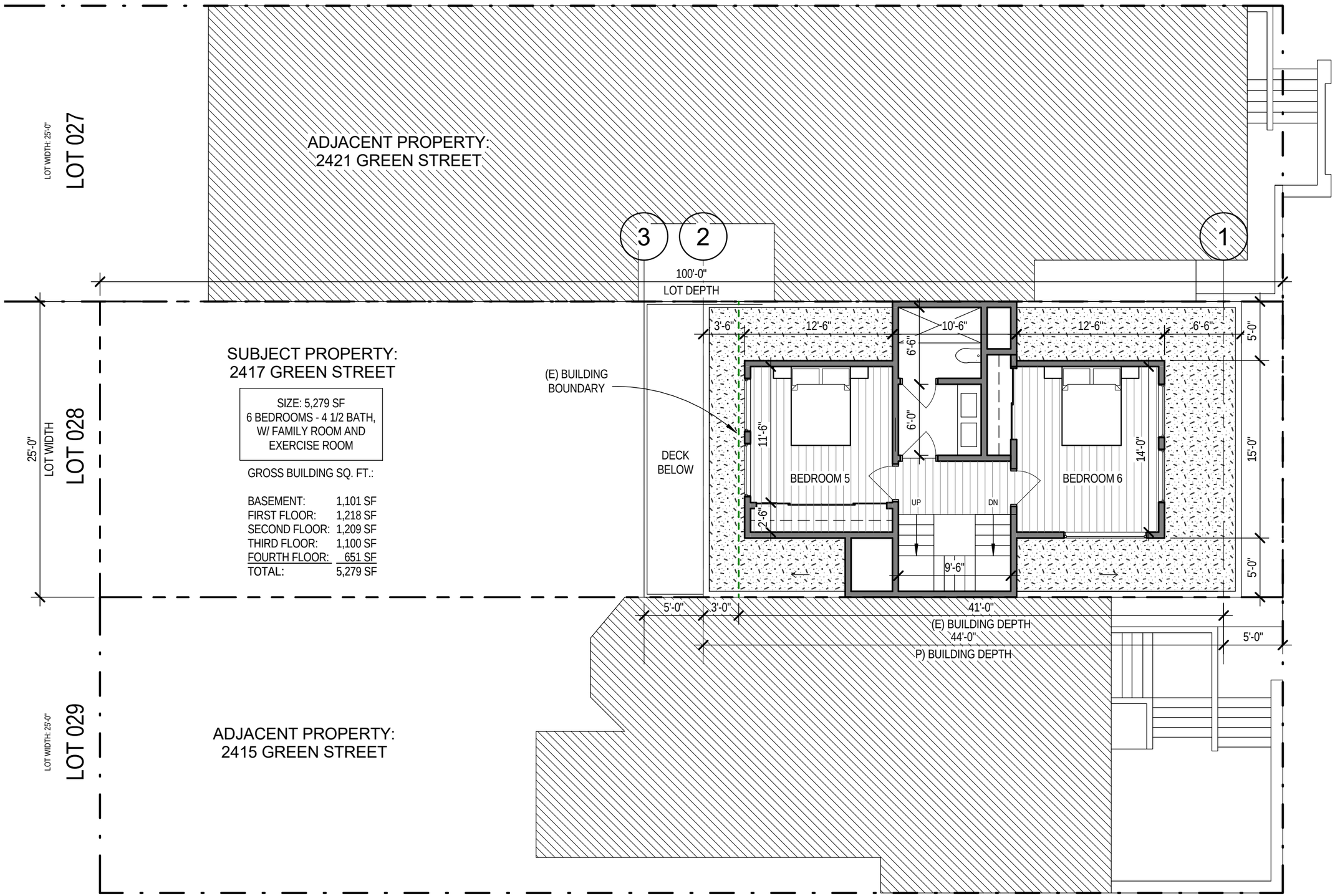
2417 GREEN STREET



THIRD FLOOR PLAN

1/8" = 1'-0"

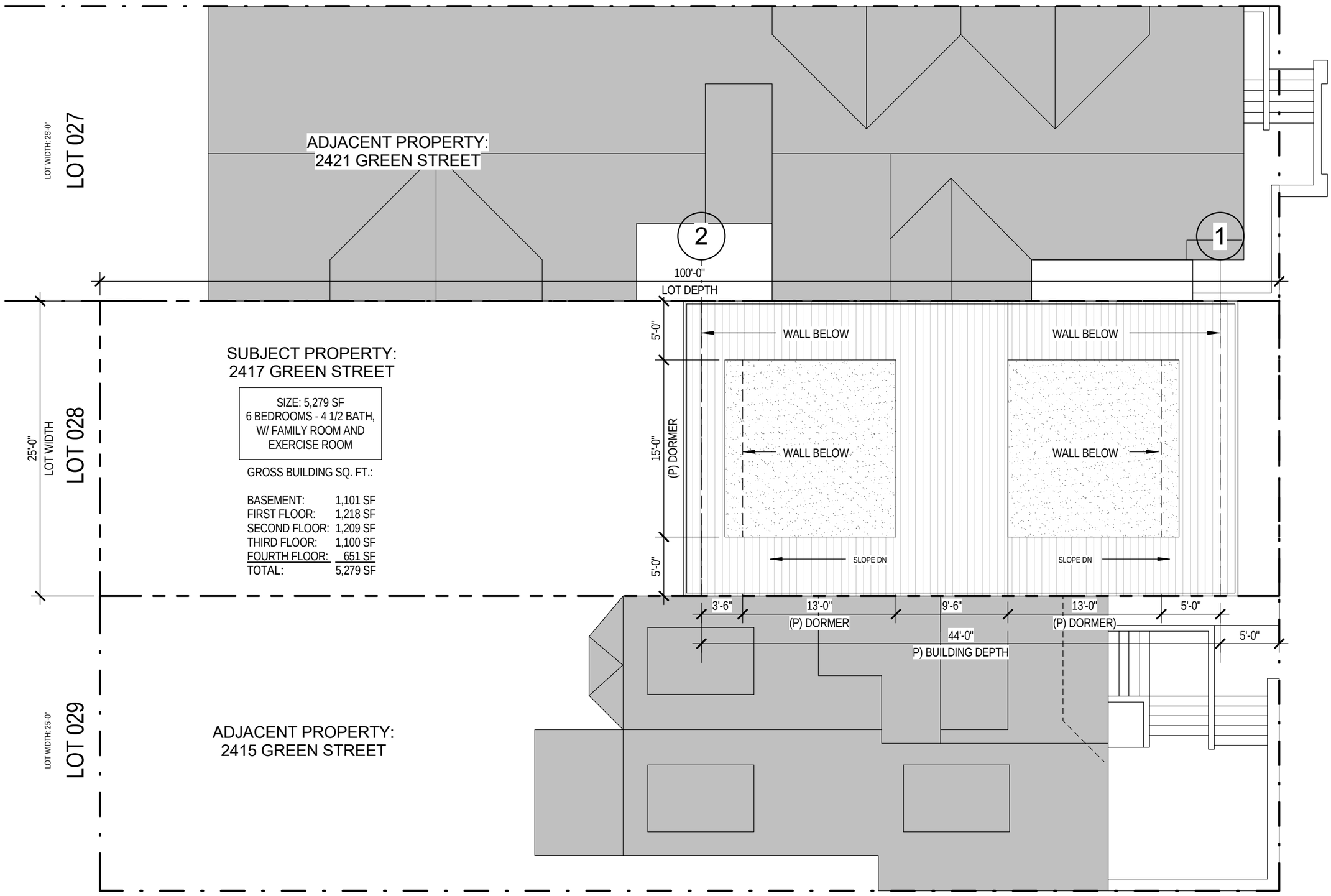
2417 GREEN STREET



FOURTH FLOOR PLAN

1/8" = 1'-0"

2417 GREEN STREET



ROOF PLAN

1/8" = 1'-0"

2417 GREEN STREET

EXHIBIT H

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.
(949) 887-9013
mhagemann@swape.com

December 26, 2017

Richard Drury
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

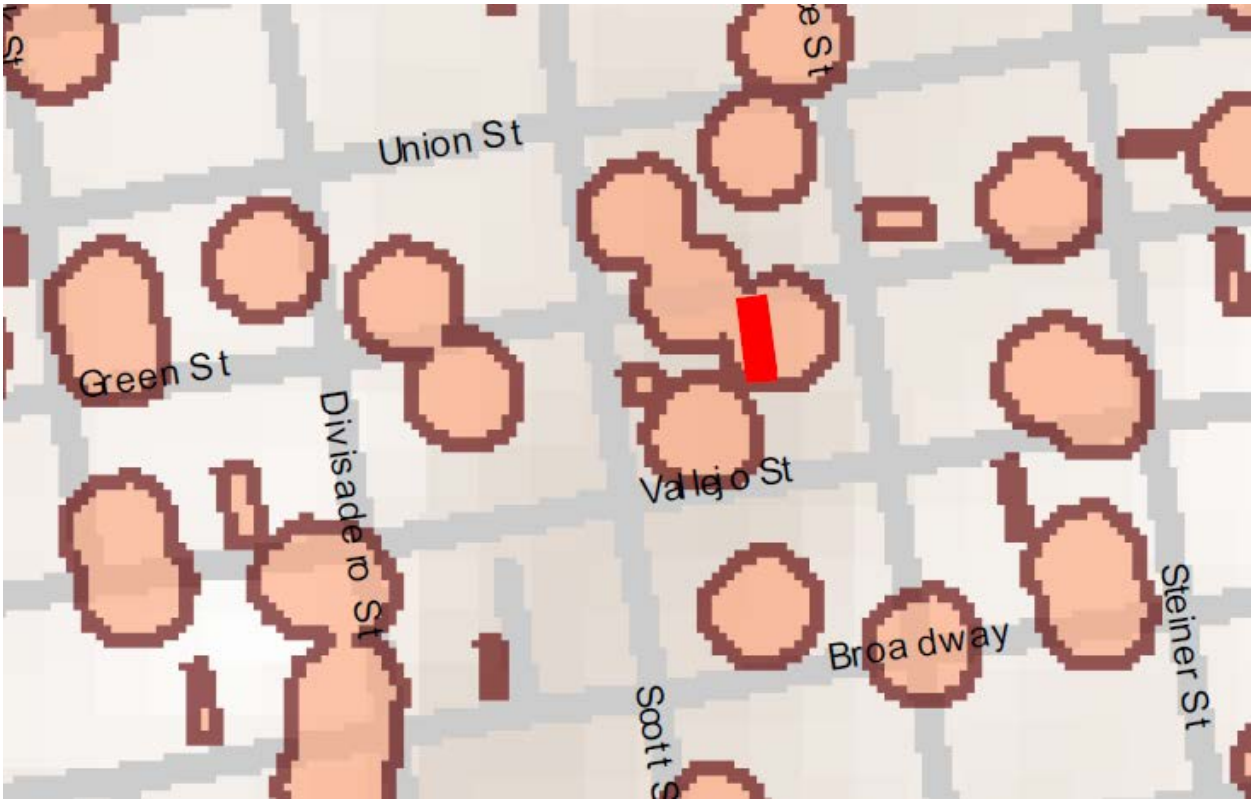
Subject: Comments on the 2417 Green Street Project

Dear Mr. Drury:

I have reviewed the City of San Francisco's documentation for the May 16, 2017 Categorical Exemption for proposed excavation and construction work at a residence at 2417 Green Street in San Francisco. Because of placement on the Maher List and because of potential impacts from shallow groundwater, a Categorical Exemption for the project is erroneous. Instead, a full CEQA review, to include mitigation of potential impacts from hazards associated from the Maher listing and hydrological impacts from shallow groundwater, is necessary.

Properties with potential subsurface chemical contamination that require grading of 50 cubic yards of material are regulated under the San Francisco Maher Ordinance (Article 22A of the San Francisco Health Code and Article 106A.3.4.2 of the San Francisco Building Code)[1]. The City's determination that the project is exempt from CEQA review is in error because the subject property at 2417 Green Street occurs on the 2015 Maher Map,[2] which identifies areas within 100 feet of current or historical underground storage tanks. As shown in the map below, excerpted from Maher Map, the project is atop a mapped site.

[1] http://library.amlegal.com/nxt/gateway.dll/California/health/article22aanalyzingsoilsforhazardouswast?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca
[2] http://www.sf-planning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf



Conditions and stipulations for the Maher Ordnance under the October 2, 2017 Application for a Building Permit are as follow:

APPROVED:

Accepted by the San Francisco Department of Public Health Maher Program with the following conditions: Obtain copies and follow the requirements of the Site Mitigation Plan, Environmental Health and Safety Plan, Dust Control Plan and other documents and requirements to ensure compliance with the S.F. Maher Ordinance.

DEPARTMENT OF PUBLIC HEALTH

M. Zalay
10/31/2017

None of the required elements under this approval have been produced. A full CEQA review is required to include a Site Mitigation Plan, an Environmental Health and Safety Plan, a Dust Control Plan, and other documents, as required under the Maher Program.

The application materials indicate that the proposed project on the subject property would require 408 cubic yard of soil excavation and removal (Environmental Evaluation, p. 7). Given the listing of the property on the Maher Map, this excavation may disturb potentially contaminated soil, which may expose nearby residents and/or construction workers to hazardous chemicals. Given this, there is a fair argument that the proposed project at 2417 Green Street may have adverse environmental impacts that must be analyzed under the Maher Ordinance and CEQA.

Additionally, Project documents show that excavation to a depth of approximately 15 feet will be required for the construction of a garage. An excavation to this depth will likely affect shallow

groundwater flow which has been observed beneath the residence upgradient (directly uphill) from the Project. Groundwater has been reported beneath another residence on Green Street, two houses uphill from the Project, at a depth of 2 feet. Another neighbors on Green Street reported groundwater to rise to the surface as a spring beneath their home. The foundation for the garage proposed for the Project may, in effect, "dam up" the flow of groundwater and may result in flooding in the adjacent uphill property if water were to back up into the residence.

A full CEQA analysis should be invoked to allow for the Maher process to be completed, to allow for public disclosure of any contamination that may be present, and to identify any mitigation that would be necessary for the protection of the public, including construction workers and adjacent residents. Additionally, a CEQA analysis is necessary to evaluate the potential for flooding in the adjacent uphill residence by interruption of the flow of shallow groundwater though construction of the foundation for the garage.

Sincerely,

Matt Hagemann, P.G., C.Hg.

EXHIBIT I

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY

EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

September 13, 2017

VIA EMAIL

Lawrence B. Karp, Architect Carol L. Karp, Architect AIA Karp Architects 100 Tres Mesas Orinda, CA 94563	Philip Kaufman 2421 Green Street San Francisco, CA 94123

Subject: Coxhead, Ernest, House
Nomination to the National Register of Historic Places
Second Request for Information (RFI_2)

Dear Mr. and Mrs. Karp:

Thank you for your revision of the **Ernest Coxhead House** nomination to the National Register of Historic Places. The property is clearly eligible for the National Register. Additional work is needed on the nomination to comply with the requirements of the National Park Service (NPS) in accordance with the instructions in *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* (Bulletin 15) and *National Register Bulletin 16A, How to Complete the National Register Form* (Bulletin 16A), available online at http://www.nps.gov/nr/publications/index.htm.

The revision does not address many of the requests and suggestions made in the first Request for Information letter of April 26, 2017, sent to Kathryn Shaffer, original preparer of the nomination. Some of the issues discussed in subsequent emails with Ms. Shaffer were also not sufficiently addressed in the revision.

Formatting issues in the nomination have been corrected. An annotated copy of the nomination accompanies this letter. As further revisions are made, return the nomination electronically as a Word document. No further hard copies are needed. Please leave the yellow highlighting in place and disregard any awkward page breaks. We will resolve those during the next review.

Be sure to preserve all section breaks, as this safeguards proper formatting, and correct section and page identification in the footer. If the nomination including images is too large for your email, you may send it surface mail on a disk or jump drive, or via a file sharing system provided no password or registration is required.

As indicated in Bulletin 16A,

> Certain conventions and terms are used for documenting National Register properties. Although there may be other ways to classify resources, describe functions or architectural influences, or state the significance of properties, the standardized terminology and approaches adopted by the National Register program ensure nationwide consistency of National Register records. They also make the data in the National Register Information System (NRIS) more useful.

1. Name of Property

Historic name

As previously advised, NPS does not use the term Residence. In the absence of documentation that definitively states Coxhead used the uppermost front room as a studio, it is appropriate to surmise or presume in the narrative as you have done. That presumption is not sufficient to include Studio in the property name. The historic name has been updated in Section 1 and the header to Coxhead, Ernest, House.

7. Description

Architectural Classification

Category and subcategory have been updated using National Register terminology and formatting. Shingle Style is a subcategory of Late Victorian.

Summary Paragraph

The information has been restated as a single paragraph focused on a summary of the physical description. Physical details have been moved to the subsequent narrative. Matters of history or significance have been moved to the Statement of Significance. Identify the Cotswold features.

Narrative Description

Portions of the narrative were relocated. Section 7 is the narrative description, focused on the physical aspects of the building, including its appearance and condition at the time of nomination. This narrative needs to be written by the nomination preparer, specifically for this section. For a property nominated in the area of Architecture, extensive citations from scholarly publications, particularly from several years ago, are more pertinent to the Section 8 Statement of Significance.

Review Bulletin 16A, particularly "Writing an Architectural Description" and "Guidelines for Describing Properties." Per Bulletin 16A, "Organize the information in a logical manner, for example, by describing a building from the foundation up and from the exterior to the interior." Additional information is needed for both the exterior and the interior.

Provide additional details regarding alterations, including dates. Expand on the integrity subsection to address all seven aspects.

See additional notes in the body of the nomination.

8. Statement of Significance
Period of Significance; Significant Dates
From Bulletin 16A,

> **Criterion C**: For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions.

The period of significance has been updated to 1893. Significant dates must be within the period of significance, so the significant date has also been updated to 1893.

Statement of Significance Summary Paragraph
As with the Section 7 Summary Paragraph, content has been restated as a single paragraph to summarize the property's significance, with details relocated to the subsequent narrative.

Narrative Statement of Significance
Citations from Section 7 were relocated as appropriate. Abbreviated notes were expanded into footnotes per *The Chicago Manual of Style*.

See additional notes in the body of the nomination.

9. Major Bibliographical References
Bibliography
Provide missing access dates for electronic sources as indicated.

Additional Documentation
Photo Log
As requested in the instructions, indicate direction of camera where highlighted.

Photos; Figures
The number of photographs and figures is inordinately high for a single house. Many of the images are similar, and some of the color figures reproduced from other sources are repetitive of the photographs. Photographs are required; figures are optional. As noted in the NPS Photo Policy Fact Sheet,

> The necessary number of photographic views depends on the size and complexity of the property. **Submit as many photographs as needed to depict**

> **the current condition and significant features of the property**. A few photographs may be sufficient to document a single building or object. Larger, more complex properties and historic districts will require a number of photos. Prints of historic photographs may supplement documentation and be particularly useful in illustrating changes that have occurred over time.

Based on the minimal alterations and retention of integrity as presented in Section 7, there is limited change to be illustrated.

Consider which photos and figures are most pertinent to the nomination. You are strongly encouraged to remove some of the others. Renumber photos and figures as necessary, updating narrative references and the Photo Key accordingly.

As indicated on the National Register Checklist for Submission http://ohp.parks.ca.gov/pages/1056/files/NRHP%20Checklist%20for%20Submission%202017.pdf, provide a single set of color prints, and the digital photo files in TIFF format.

The copyright statement has been removed. The document associated with the copyright was based in large part on research and documentation previously submitted by another author, and has been further edited by California State Office of Historic Preservation staff. Copyright statements are not part of the nomination form, and nominations are not normally copyrighted when submitted. Information about the National Register of Historic Places Program: Content and Copyright is available at https://www.nps.gov/nr/content_copyright.htm.

Sketch Map/Photo Key
Increase the font size for legibility. Only the number is necessary. For additional clarity, and to allow for a larger font size, the word "photo" and the "#" could be removed.

See additional notes in the body of the nomination.

Sample Nominations for Guidance
As previously recommended, past nominations presented to the State Historical Resources Commission are available for review as guides, on the Commission webpages at Actions (Taken) www.ohp.parks.ca.gov/actionstaken, and within 60 days of a meeting at Pending Nominations www.ohp.parks.ca.gov/pending.

The following five nominations were recommended as strong examples. In all cases, they are the result of several rounds of review and revision.

Actions Taken May 2017
Robert J. Dunn House
http://ohp.parks.ca.gov/pages/1067/files/CA_San%20Bernardino%20County_Robert%20J.%20Dunn%20House_Nom.pdf

Actions Taken July 2016
Hamrick House
http://ohp.parks.ca.gov/pages/1067/files/ca_riverside%20county_hamrick%20house.pdf

Walker House
http://ohp.parks.ca.gov/pages/1067/files/ca_monterey%20county_mrs.%20clinton%20walker%20house.pdf

Actions Taken January 2016
Dr. Franz Alexander ~~Residence~~ (listed as Dr. Franz Alexander House)
http://ohp.parks.ca.gov/pages/1067/files/ca_riverside%20county_franz%20alexander%20residence.pdf

Whifler House
http://ohp.parks.ca.gov/pages/1067/files/ca_san%20mateo%20county_william%20a%20whifler%20house.pdf

Next Steps
Take the time you need to answer these questions and revise the nomination accordingly. There are no deadlines. The review process will continue until we determine the nomination is ready for consideration by the State Historical Resources Commission. Thank you for your attention to these many details. If you have questions, contact me at amy.crain@parks.ca.gov.

Sincerely,

Amy H. Crain

Amy H. Crain
State Historian II

Enclosure

EXHIBIT J

SAN FRANCISCO
PRESERVATION BULLETIN NO. 16

City and County of San Francisco Planning Department
CEQA Review Procedures for Historic Resources

The California Environmental Quality Act[1] and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties for purposes of CEQA as well as the preparation of Categorical Exemptions, Negative Declarations and Environmental Impact Reports (see Appendix A for pertinent sections of the law). This section defines in general terms what types of property would be considered an "historical resource;" such a resource may include historic buildings, structures, districts, objects or sites. The table below categorizes properties by their particular listing in historic registers and surveys that pertain to the City and County of San Francisco. Continuing consultation by Major Environmental Analysis (MEA) staff with the Planning Department's Preservation Coordinator and the Neighborhood Planning Team's Preservation Technical Specialists during the entire planning and environmental review process is vital.

"Cultural Resources" in the CEQA Checklist include historical, architectural, archeological and paleontological elements as defined resources. These procedures, however, deal only with the historical structures, sites and architectural elements under environmental review and do not address archeological or paleontological resources. It should be noted that if a property is determined not to be an historical resource using Step 1 of this guidance, an environmental evaluation and documentation based on other aspects of the proposed project that have the potential for significant impacts to the environment, such as transportation or air quality, may still be required.

For the purposes of these procedures the term "historical resource" is used when the property meets the terms of the definitions in Section 21084.1 of the CEQA Statute and Section 15064.5 of the CEQA Guidelines. "Historical Resources" include properties listed in or formally determined eligible for listing in the California Register of Historical Resources, or listed in an adopted local historic register. The term "local historic register" or "local register of historical resources" means a list of resources that are officially designated or recognized as historically significant by a local government pursuant to resolution or ordinance. "Historical Resources" also includes resources identified as significant in an historical resource survey meeting certain criteria. Additionally, properties, which are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered "historical resources." **The Planning Department will consider any information submitted by members of the public, or analysis by Planning Department experts, when determining whether an otherwise unlisted property may be an historical resource.**

---

[1] The California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21178) is the foundation of environmental policy and law in the state of California. It encourages the protection of all aspects of the environment (including historic resources - Section 21084.1) by requiring agencies to prepare informational documents on the environmental effects of a proposed action before carrying out any discretionary activities.

Under CEQA, evaluation of the potential for proposed projects to impact "historical resources" is a two-step process: the first is to determine whether the property is an "historical resource" as defined in Section 15064.5(a)(3) of CEQA; and, if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

STEP 1 – Is the Property an "Historical Resource" Under CEQA?

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historical resource" as defined in the CEQA Statutes and Guidelines. The table below gives direction for making this determination and is divided into three major categories based on their evaluation and inclusion of specified registers or surveys:

Category A – Historical Resources

Category A.1 - Resources listed on or formally determined to be eligible for the California Register. These properties will be evaluated as historical resources for purposes of CEQA. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA. See page 3 for further discussion.

Category A.2 – Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register. These properties will be evaluated as historical resources for purposes of CEQA. Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake or that the property has been destroyed, this may also be considered a "preponderance of the evidence that the property is not an historical resource.[2] See page 4 for further discussion.

Category B - Properties Requiring Further Consultation and Review. Properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA. See page 5 for further discussion.

[2] For those A.2 resources which are not on an adopted local register or survey, the "preponderance of the evidence" must consist of evidence that the property (1) no longer possesses those qualities which might have made it eligible for the California Register, or (2) additional information shows that the property could never meet the California Register's criteria, or (3) and error in professional judgment shows that the property could not meet the California Register Criteria.

Category C - Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical Resource. Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information indicating that the property qualifies as an historical resource. See page 7 for further discussion.

A property may be listed in more than one register or survey and may be included in more than one of the "historical resource" categories in the table below. For purposes of determining the property's treatment as a potential "historical resource," the property's highest category ranking shall prevail (with Category A being the highest and Category C being the lowest).

Category A – Historical Resources	
Category A.1 – Resources listed on or formally eligible for the California Register[3] [4]	
National Register of Historic Places (NRSC 1 or 2)	Either listed or formally determined eligible for listing in the National Register of Historic Places (National Register). These structures would appear in a list from the California Historic Resources Inventory System (CHRIS) database as having a National Register Status Code (NRSC) of 1 or 2, and are therefore automatically listed in the California Register. Interiors of National Register properties with a NRSC of 1 and 2 are "historical resources" if the nomination form calls out the interior as a character-defining feature of the resource. All National Historic Landmarks are listed in the National Register.
California Register of Historical Resources[5]	By definition anything listed in the California Register of Historical Resources (California Register) or formally determined eligible for listing in the California Register is an "historical resource" for purposes of CEQA. Interiors of California Register properties are "historical resources" if the nomination form calls out the interior as a character-defining feature of the resource. Note: All properties on the California Register are listed in the CHRIS database maintained by the Office of Historic Preservation (OHP).
Dogpatch Survey (NRSC 1 or 2)	All resources listed in this survey with NRSC of 1 or 2 are separately designated as such in the California Register and are "historical resources."
Central Waterfront Survey	All resources listed in this survey with NRSC of 1 or 2 are separately designated as such in the California Register and are "historical

[3] See definition of Category A.1 above.

[4] Effective August 2003, in order to simplify and clarify the identification, evaluation, and understanding of California's historic resources and better promote their recognition and preservation, the (former) National Register status codes were revised to reflect the application of California Register and local criteria and the name was changed to "California Historical Resource Status Codes."

[5] The California Register automatically includes California Historic Landmarks number 770 and higher, and all properties formally listed in, or determined eligible for listing in the National Register of Historic Places (NRSC of 1 or 2). The California Register may also include Points of Historic Interest that have been reviewed and recommended for listing by the California Historical Resources Commission, as well as other individual resources, districts, etc. that are nominated and determined to be significant by the California Historical Resources Commission. Records of San Francisco resources on the National and California Resisters are kept in the CHRIS database at the Northwest Information Center at Sonoma State University (707) 664-2494.

(NRSC 1 or 2)	resources."
North Beach Survey (NRSC 1 or 2)	This survey was approved by Board of Supervisors in August 1999 by Resolution No. 772-99. It is, therefore, an adopted local register under CEQA.

Category A.2 – Adopted local registers, and properties that have been determined to appear eligible, or which may become eligible for the California Register[6]	
National Register of Historic Places (NRSC 3, 4, or 5)	Properties listed in the CHRIS database as having an NRSC of 3 – "Appears eligible," 4 – "May become eligible for listing in the National Register"[7] or 5 – not eligible for the National Register but of "local interest" are presumed to be "historical resources."
California Register of Historical Resources[8]	Properties rated with a California Historical Resource Status Code (CHRSC) of 3 or 5 are presumed "historical resources." As of August 15, 2003, the OHP has reclassified NRSC 4s as CHRSC 7Ns or 7N1s. Therefore, NRSC 4s, which predate this change, are presumed "historical resources."
Article 10 of the Planning Code	Article 10 contains an adopted local register of historic resources. Individual landmarks and designated historic districts are identified as significant and are presumed to be "historical resources." In historic districts, properties with ratings of Contributory and Contributory - Altered are also presumed to be historic resources. Properties designated as non-contributory and non-compatible are not of themselves presumed to be historic resources. Any construction within an historic district will be evaluated to determine its effect on the historic district as the "historical resource." Interiors of Article 10 buildings are also "historical resources" if the designating ordinance identifies the interior as a feature that should be preserved.
Article 11 of the Planning Code (Category I, II, III and IV Buildings)	Article 11 contains an adopted local register of historic resources in the C-3 (Downtown) district. Under Article 11, Category I and II Buildings are buildings that are "judged to be Buildings of Individual Importance" Category III and IV buildings are called out as "Contributory Buildings," both are presumed to be "historical resources." Article 11 contains designated conservation districts, which are also presumed significant. Any construction within a conservation district will be evaluated to determine its effect on the district as the "historical resource." Interiors of Article 11 buildings are also "historical resources" if the designating ordinance calls out the interior as a feature that should be preserved.

[6] See definition of Category A.2 on page 2.

[7] As of August 15, 2003, the OHP has reclassified NRSC 4s as CHRSC 7Ns or 7N1s. Therefore, NRSC 4s, which predate this change, are presumed "historical resources."

[8] See Footnote 2.

Here Today	The findings of this survey were adopted by the Board of Supervisors on May 11, 1970; Resolution No. 268-70. It is, therefore, an adopted local register under CEQA. (Note: this designation covers the text and appendix of the book *Here Today* as selected from the full survey).
Dogpatch Survey (NRSC 3, 4 or 5)	This survey was endorsed by the Planning Commission on December 13, 2001 by Motion No. 16300. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4[9] or 5 are presumed to be "historical resources."
Central Waterfront Survey (NRSC 3, 4 or 5)	This survey was endorsed by the Planning Commission on June 13, 2002 by Motion No. 16431. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4[10] or 5 are presumed to be "historical resources."
North Beach Survey (NRSC 3, 4, or 5)	This survey was approved by Board of Supervisors in August 1999 by Resolution No. 772-99. It is, therefore, an adopted local register under CEQA. All resources listed in this survey with NRSC of 3, 4[11] or 5 are presumed to be "historical resources."

Category B – Properties Requiring Further Consultation and Review[12]	
National Register (NRSC 7) and California Register (CHRSC 7)	Buildings that are listed in the CHRIS database as having a NRSC/CHRSC of 7 – "Not evaluated" or which have a temporary designation NRSC/CHRSC of 7 while waiting for evaluation from the State Office of Historic Preservation will need additional investigation to determine what the underlying information/evidence is regarding its historic status.
General Plan-referenced Buildings	Properties identified as having historic status in the General Plan could be considered as "historical resources" because elements of the General Plan are considered "local registers of historical resources." Note: each Area Plan within General Plan has varying degrees of information regarding historic resources. Additional consultation will be required; additional research may be needed.
Structures of Merit	Created by Section 1011 of the Planning Code, Structures of Merit must have Planning Commission approval. These properties are recognized structures of historical, architectural or aesthetic merit, which have <u>not</u> been designated as landmarks and are <u>not</u> situated in designated historic districts. Additional consultation will be required; additional information may be needed.

[9] See Footnote 6.

[10] Ibid.

[11] Ibid.

[12] See definition of Category B on page 2.

1976 Architectural Survey	The properties marked "AS" in the block books and in the Parcel Information Database system were assessed for architectural merit but other elements of historic significance might not have been considered. An "AS" rating is an indication that the Department has additional information on the building but not that the building is an "historical resource" under CEQA. Additional research will be required to determine whether a property identified solely as "AS" qualifies as an "historical resource."
San Francisco Architectural Heritage Surveys[13]	San Francisco Architectural Heritage (Heritage) has completed a number of surveys in selected areas of the City. These surveys provide informational materials but do not qualify as adopted local registers for purposes of CEQA. Additional research may be required to determine whether properties included in Heritage surveys qualify as "historical resources." Note: many of the properties surveyed and rated by Heritage appear in other surveys and inventories, and may be considered by CEQA as "historical resources" on the basis of those other evaluations.
Properties More than 50 Years Old Proposed for Demolition or Major Alteration[14] [15]	Properties more than 50 years of age and proposed for demolition or major alteration will have additional information requested. The additional research will be required to determine whether they meet the California Register criteria and qualify as "historical resources" for the purposes of CEQA.
Unreinforced Masonry Buildings (UMB) Survey	This survey is a compilation of previous studies with new information provided on specific properties. The determination of whether the property is an "historical resource" needs to be made from original source material and/or listings and surveys.
1968 Junior League Survey (*used as the basis of Here Today book*)	Not all buildings surveyed in 1968 were selected to be included in the book *Here Today*; however, their survey forms can be reviewed at the San Francisco Main Public Library and need to be evaluated.
Informational Surveys	Over the years, the Planning Department and other groups interested in historic preservation have conducted a number of surveys (studies and/or inventories). These surveys, listed in Appendix D, have not been formally adopted or endorsed, but are another valuable source of information when determining if a property could be an "historical resource" under CEQA.

[13] This category includes the Heritage rating "D – Of Minor /No Importance," and the initial research needs to ascertain if the property is in the "no importance" segment; these may very well not be historical resources under CEQA.

[14] If the proposed project includes a demolition in this category, a request for information will be sent to the project sponsor and the response will be evaluated by the quadrant's technical preservation specialist.

[15] These CEQA review procedures have adopted the definition of "demolition" contained in Planning Code Section 1005(f) and the definition of "major alteration" contained in Planning Code Section 1111.1.

California Register (CHRSC 6)	Buildings having a NRSC/CHRSC of 6 that were surveyed before the year 2000.
Article 11 (Category V)	In Article 11, buildings that are "Category V - Unrated," i.e., not designated as either Significant (Category I and II) or Contributory (Category III and IV)."
Category C – Properties Determined Not To Be Historical Resources/ Properties For Which The City Has No Information Indicating That The Property is an Historical Resource[16]	
National Register (NRSC 6) and California Register (CHRSC 6) properties that were surveyed after year 2000	Buildings that are listed in the CHRIS database having a NRSC/CHRSC of 6 - "Determined ineligible" for the National Register would need credible evidence/research presented by a qualified expert to be considered "historical resources."

Summary of Table

Therefore, in looking at the table above:

Category A.1 – Properties will be evaluated as historical resources. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA.

A property listed on the California Register of Historic Resources can be removed from the California Register. The State Historical Resources Commission is empowered to remove from the California Register a resource that through demolition, alteration, or loss of integrity has lost its historic qualities or potential to yield information, or that new information or analysis shows was not eligible for the California Register at the time of its listing.

A property listed on the National Register of Historic Places can be removed from the National Register. The Keeper of the National Register is empowered to remove from the Register a resource that has ceased to meet the criteria for listing on the National Register through the loss or destruction of its historic qualities, that has been shown through additional information not to meet National Register criteria for listing, that has been shown to have been listed due to an error in professional judgment, or that has been shown to have been listed after the commission of prejudicial error in the nomination or listing process.[17]

Category A.2 – Properties will be evaluated as historical resources. The A.2 category is primarily composed of properties that are listed in a local register of historical resources, as defined by Public Resources Code Section 5020.1(k), or identified as significant (status codes 1-5)

[16] See the definition of Category C on page 2.

[17] Those wishing to have a property removed from the California or National Register should contact the State Office of Historic Preservation for more information on how this may be done.

in an historical resource survey meeting the requirements of Public Resources Code Section 5024.1(g). Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake, or that property has been destroyed, this may also be considered a "preponderance of the evidence" that the property is not an historical resource.[18]

Category B – After further review those properties deemed significant pursuant to the criteria in Public Resources Code Section 5024.1 will be evaluated as historical resources. MEA will request that the Neighborhood Planning Team's Preservation Technical Specialists review each property in this category to determine if the property could be deemed significant pursuant to the criteria provided in Public Resources Code Section 5024.1(c). [See attached copies of statute and its accompanying California Regulation, Title 14, Section 4852.]

Category C – Absent additional information provided to the City, as discussed below, that a property is significant pursuant to the criteria in Public Resources Code Section 5024.1, properties in this category will not be evaluated as historical resources.

The Planning Department, particularly if a property falls in Category B above, may request additional information to assist in the determination whether that property is an historical resource for purposes of CEQA and/or to aid in the evaluation of the effects a proposed project may have on an historical resource. A *Supplemental Information Form* asking for information such as previous owners, original architect and construction history may be sent to the project sponsor. See Appendix B for a copy of the form and the guidance "How to Document a Building." In some cases, the project sponsor will be required, as a part of the environmental process, to have an *Historical Resource Evaluation Report* prepared by a qualified professional of architectural history (or a closely related field such as historic preservation) after Planning Department approval of a scope of work for the proposed project. (See Appendix C for further information on the requirements and process for these reports.)

Context Statements

There are a number of historical context statements that have been adopted by the Landmarks Preservation Advisory Board that are not "adopted local registers," but can be a valuable informational source when determining whether a property is an "historical resource" under CEQA. If there is such a statement for the property type or area in which the proposed project is located, the environmental planner should refer to the context statement for additional historic information.

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[18] For those A.2 resources which are not on an adopted local register or survey, the "preponderance of the evidence" must consist of evidence that the property (1) no longer possesses those qualities which might have made it eligible for the California Register, or (2) additional information shows that the property could never meet the California Register's criteria, or (3) an error in professional judgment shows that the property could not meet the California Register criteria.

Additional Information
As noted on page 1, the Planning Department as a part of the environmental review process or at any other time, will accept any additional substantiated information that may be provided by interested parties about the eligibility of a property to be identified as an "historical resource" under CEQA, i.e., information regarding to property's ability to meet the criteria for listing in the California Register. For Category A.1, the property would have to be "delisted" from the National Register or the California Register before MEA would consider the property not to be an "historical resource." For properties in Category A.2, the information would have to show by "a preponderance of the evidence" that the presumed historical resource should not be considered as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and incontrovertible evidence of an error in professional judgment, of a clear mistake, or that property has been destroyed, this may also be considered a "preponderance of the evidence" that the property is not an historical resource.

If submitted information, after review by the Planning Department's Preservation Technical Specialist, is deemed sufficient, the property may be reevaluated as an "historical resource." The Preservation Technical Specialist shall use the MEA Summary Sheet for *Historical Resource Evaluation* when completing the reevaluation process. A property may be considered "historically significant," and therefore an "historical resource," if it meets the criteria for listing in the California Register of Historical Resources, pursuant to 15064.5(a)(3) of the CEQA guidelines.

Interested parties who are providing historical information should submit such information to the Planning Department – the MEA environmental planner or Environmental Review Officer if there is an on-going environmental application or the Preservation Coordinator if there is no current application. In any cases where there are differing opinions as to whether or not a property is an "historical resource," for purposes of CEQA, the Planning Department will evaluate the evidence before it and shall make the final determination based upon such evaluation of evidence.

STEP 2 – Will the Project have a Substantial Adverse Change? (What Type of Environmental Document?)

After determining that a property is an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of an historical resource. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.

If the resource has not been listed on any register or survey but nonetheless is found to be an historical resource, the City shall determine whether a proposed project materially impairs those physical characteristics that convey the resource's historical significance for the purposes of CEQA. Once this determination has been made, the type of environmental documentation needed for the proposed project can be determined. The environmental planner in consultation with the preservation technical specialists will determine whether the project, as defined by the project sponsor, causes a substantial adverse change in the significance of the historical resource.

It should be noted that projects involving new construction in an "Historical District," the major alteration or the demolition and replacement of a property that is *not* an historical resource but is located within an historic district will require evaluation under CEQA to determine if the project could have a substantial adverse change on the significance of the overall historic district.

A proposed project on an historical resource will be evaluated to determine if it qualifies for a categorical exemption under Class 31 (CEQA Guidelines Section 15331), if the project requires the preparation of a Negative Declaration or a Mitigated Negative Declaration, or requires the completion of an Environmental Impact Report. Normally, a project will qualify for a categorical exemption if the change or alternation is minor and if the implementation of the alteration will meet the Secretary of the Interior's Standards for rehabilitation of historic structures.

In order to qualify for a Class 31 exemption, the proposed work must be (1) limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of an historical resource and (2) consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties as set forth in CEQA Guidelines Section 15331. If the proposed project consists of other kind of work on or alteration to an historical resource, including an addition, it may still qualify for another categorical exemption as long as it is demonstrated that there is no substantial adverse change to the historical resource. If the proposed project does not qualify for a categorical exemption, a negative declaration (or mitigated negative declaration) will be prepared as long as it can be shown that there is no substantial adverse change to an historical resource, or that any changes can be mitigated. CEQA Guidelines Section 15064.5(b)(3) considers any adverse impacts to be mitigated if the project follows the Secretary of the Interior's Standards for the Treatment of Historic Properties. Finally, an EIR will be prepared if it cannot be demonstrated with certainty that there will be no substantial adverse change to the historical resource.

For example, an historical resource on the California Register of Historic Places will be evaluated to determine if the proposed project will demolish, destroy, relocate or alter those physical characteristics which convey the resource's historical significance and which justify its inclusion in the California Register of Historic Places. If the proposed project will not create a substantial adverse change, a categorical exemption or a negative declaration will be appropriate. If the proposed project will cause a substantial adverse change, the City must determine if this impact can or cannot be mitigated. If it can be mitigated, a mitigated negative declaration is appropriate. If it cannot be mitigated, an Environmental Impact Report must be prepared. In making a determination regarding the form of environmental documentation, the environmental planner will keep in mind that the effects of the environmental factors of the proposed project other than historical may also

determine if an EIR, a Negative Declaration or a Categorical Exemption is the appropriate environmental document.

It should be noted that as a general rule, a significant impact is considered mitigated if the property follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) Weeks and Grimmer; and the Department's Residential Design Guidelines, which contain an illustrated section, *Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit*. Additional mitigation measures may be appropriate for a particular project and will be considered.

All formal evaluation and determination requests from MEA staff members to the Preservation Technical Specialists needs to be logged in by the MEA staff and sent to the Preservation Coordinator. The Preservation Coordinator will track the progress of requests for historic determinations or evaluations. Day-to-day project review and consultation between MEA staff and the Preservation Technical Specialists does not need to be routed through the Preservation Coordinator.

NOTIFICATION

Before Environmental Document is Prepared

When MEA is sending out a "Notification of a Project Receiving Environmental Review" (i.e., a Neighborhood Notice, which is sent if a Class 32 Categorical Exemption or Negative Declaration is being prepared) or a "Notice that an EIR is Required" regarding a proposed project that includes demolition or reconstruction to an existing structure that is included in Categories A.1, A.2, or B areas, the notice should be sent to the individuals and groups on the "Historic Preservation Interested Parties" list and those who have requested notice by a Block Book Notation.[19] Historic Preservation Interested Parties list will be kept current and parties will be added or deleted at their request.

After Determination of Exclusions and Categorical Exemptions

For those projects that are excluded or categorically exempt from CEQA, Chapter 31 of the City's Administrative Code (Section 31.08 (f)) requires notice to the public of "all such determinations involving the following types of projects:

[19] Groups or individuals interested in specific properties may receive project notices by requesting a Block Book Notation from the Planning Department. This notation will provide for the sending of notices on all permit and environmental review applications for a specific lot or group of lots. There is a nominal fee for this service. For an additional charge per lot, notice can be provided for permits on all lots of an assessor's block.

(1) any "historical resources" as defined in CEQA, including without limitation, any buildings and sites listed individually or located within districts listed:

(i) in Planning Code Articles 10 or 11,

(ii) in City-recognized historical surveys,

(iii) on the California Register, or

(iv) on the National Register of Historic Places;

(2) any Class 31 categorical exemption (Section 15331, CEQA Guidelines);

(3) any demolition of an existing structure; or,

(4) any Class 32 categorical exemption (Section 15332, CEQA Guidelines)."

This notice is provided by posting in the offices of the Planning Department (at the Planning Information Center counter, 1660 Mission Street) and by regular mail to any individuals or organizations that have previously requested such notice in writing following such determination.

APPENDIX A

Relevant Statutes and Regulations

CEQA Statute

§21084.1. Historical resource; substantial adverse change

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.[20]

CEQA Guidelines

§15064.5. Determining the Significance of Impacts to Archeological and Historical Resources

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a

[20] State of California "Public Resources Code" Sections 21000 – 21178; the California Environmental Quality Act (as amended January 1, 2004).

resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for*

Rehabilitating Historic Buildings (1995), Weeks and Grimmer shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

(5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.

(c) CEQA applies to effects on archaeological sites.

(1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).

(2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

(3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

(4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. Action implementing such an agreement is exempt from:

(1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).

(2) The requirements of CEQA and the Coastal Act.

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

Note: Authority: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21083.2, 21084, and 21084.1, Public Resources Code; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 490.

Discussion: This section establishes rules for the analysis of historical resources, including archaeological resources, in order to determine whether a project may have a substantial adverse

effect on the significance of the resource. This incorporates provisions previously contained in Appendix K of the Guidelines. Subsection (a) relies upon the holding in League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland (1997) 52 Cal.App.4th 896 to describe the relative significance of resources which are listed in the California Register of Historical Resources, listed in a local register or survey or eligible for listing, or that may be considered locally significant despite not being listed or eligible for listing. Subsection (b) describes those actions which have substantial adverse effects. Subsection (c) describes the relationship between historical resources and archaeological resources, as well as limits on the cost of mitigating impacts on unique archaeological resources. Subsections (d) and (e) discuss the protocol to be followed if Native American or other human remains are discovered.

From: California Code of Regulations, Title 14, Chapter 3; Guidelines for California Environmental Quality Act.

Public Resources Code Sections 5020.1 and 5024.1

5020.1. As used in this article:

(a) "California Register" means the California Register of Historical Resources.

(b) "Certified local government" means a local government that has been certified by the National Park Service to carry out the purposes of the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470 et seq.) as amended, pursuant to Section 101(c) of that act and the regulations adopted under the act which are set forth in Part 61 (commencing with Section 61.1) of Title 36 of the Code of Federal Regulations.

(c) "Commission" means the State Historical Resources Commission.

(d) "Department" means the Department of Parks and Recreation.

(e) "Director" means the Director of Parks and Recreation.

(f) "DPR Form 523" means the Department of Parks and Recreation Historic Resources Inventory Form.

(g) "Folklife" means traditional expressive culture shared within familial, ethnic, occupational, or regional groups and includes, but is not limited to, technical skill, language, music, oral history, ritual, pageantry, and handicraft traditions which are learned orally, by imitation, or in performance, and are generally maintained without benefit of formal instruction or institutional direction. However, "folklife" does not include an area or a site solely on the basis that those activities took place in that area or on that site.

(h) "Historic district" means a definable unified geographic entity that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

(i) "Historical landmark" means any historical resource which is registered as a state historical landmark pursuant to Section 5021.

(j) "Historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in

the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

(k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

(l) "National Register of Historic Places" means the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture as authorized by the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470 et seq.).

(m) "Office" means the State Office of Historic Preservation.

(n) "Officer" means the State Historic Preservation Officer.

(o) "Point of historical interest" means any historical resource which is registered as a point of historical interest pursuant to Section 5021.

(p) "State Historic Resources Inventory" means the compilation of all identified, evaluated, and determined historical resources maintained by the office and specifically those resources evaluated in historical resource surveys conducted in accordance with criteria established by the office, formally determined eligible for, or listed in, the National Register of Historic Places, or designated as historical landmarks or points of historical interest.

(q) "Substantial adverse change" means demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired.

Public Resource Code Section 5024.1

5024.1. (a) A California Register of Historical Resources is hereby established. The California Register is an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change. The commission shall oversee the administration of the California Register.

(b) The California Register shall include historical resources determined by the commission, according to procedures adopted by the commission, to be significant and to meet the criteria in subdivision (c).

(c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

(d) The California Register shall include the following:

(1) California properties formally determined eligible for, or listed in, the National Register of Historic Places.

(2) State Historical Landmark No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the office shall review their eligibility for the California Register in accordance with procedures to be adopted by the commission.

(3) Points of historical interest which have been reviewed by the office and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.

(e) If nominated for listing in accordance with subdivision (f), and determined to be significant by the commission, the California Register may include the following:

(1) Individual historical resources.

(2) Historical resources contributing to the significance of an historic district under criteria adopted by the commission.

(3) Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g).

(4) Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria adopted by the commission.

(5) Local landmarks or historic properties designated under any municipal or county ordinance.

(f) A resource may be nominated for listing as an historical resource in the California Register in accordance with nomination procedures adopted by the commission, subject to all of the following:

(1) If the applicant is not the local government in whose jurisdiction the resource is located, a notice of nomination in the form prescribed by the commission shall first be submitted by the applicant to the clerk of the local government. The notice shall request the local government to join in the nomination, to provide comments on the nomination, or if the local government declines to join in the nomination or fails to act upon the notice of nomination within 90 days, the nomination may be submitted to the office and shall include any comments of the local government.

(2) Prior to acting on the nomination of a survey, an individual resource, an historic district, or other resource to be added to the California Register, the commission shall notify property owners, the local government in which the resource is located, local agencies, other interested persons, and members of the general public of the nomination and provide not less than 60 calendar days for comment on the nomination. The commission shall consider those comments in determining whether to list the resource as an historical resource in the California Register.

(3) If the local government objects to the nomination, the commission shall give full and careful consideration to the objection before acting upon the nomination. Where an objection has been raised, the commission shall adopt written findings to support its determination concerning the nomination. At a minimum, the findings shall identify the historical or cultural significance of the resource, and, if applicable, the overriding significance of the resource that has resulted in the resource being listed in the California Register over the objections of the local government.

(4) If the owner of a private property or the majority of owners for an historic district or single property with multiple owners object to the nomination, the commission shall not list the property as an historical resource in the California Register until the objection is withdrawn. Objections shall be submitted to the commission by the owner of the private property in the form of a notarized statement certifying that the party is the sole or partial owner of the property, and that the party objects to the listing.

(5) If private property cannot be presently listed in the California Register solely because of owner objection, the commission shall nevertheless designate the property as eligible for listing.

(g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

(1) The survey has been or will be included in the State Historic Resources Inventory.

(2) The survey and the survey documentation were prepared in accordance with office procedures and requirements.

(3) The resource is evaluated and determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523.

(4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(h) Upon listing an historical resource or determining that a property is an historical resource that is eligible for listing, in the California Register, the commission shall notify any owner of the historical resource and also the county and city in which the historical resource is located in accordance with procedures adopted by the commission.

(i) The commission shall adopt procedures for the delisting of historical resources which become ineligible for listing in the California Register.

From: California Public Resources Code; Sections 5020-5029.5

Chapter 11.5. California Register of Historical Resources

Section 4852. Types of Historical Resources and Criteria for Listing

The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. Only resources which meet the criteria as set out below may be listed in or formally determined eligible for listing in the California Register.

(a) Types of resources eligible for nomination:

(1) Building. A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. "Building" may also be used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn;

(2) Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric event, and if no buildings, structures, or objects marked it at that time. Examples of such sites are trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs;

(3) Structure. The term "structure" is used to describe a construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, bridges, and tunnels;

(4) Object. The term "object" is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or a structure. Although it may be moveable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum are not eligible for listing in the California Register. Examples of objects include fountains, monuments, maritime resources, sculptures, and boundary markers; and

(5) Historic district. Historic districts are unified geographic entities which contain a concentration of historic buildings, structures, objects, or sites united historically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district an to explain the exclusion of adjoining areas. The district must meet at least one of the criteria for significance discussed in Section 4852(b)(1)-(4) of this chapter.

Those individual resources contributing to the significance of the historic district will also be listed in the California Register. For this reason, all individual resources located within the boundaries of an historic district must be designated as either contributing or as noncontributing to the significance of the historic district.

(b) Criteria for evaluating the significance of historical resources. An historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

(1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

(2) It is associated with the lives of persons important to local, California, or national history;

(3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

(4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

(c) Integrity. Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in Section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but thy may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

(d) Special considerations:

(1) Moved buildings, structures, or objects. The Commission encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

(2) Historical resources achieving significance within the past fifty (50) years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty (50) years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

(3) Reconstructed buildings. Reconstructed buildings are those buildings not listed in the California Register under the criteria in Section 4852 (b)(1), (2), or (3) of this chapter. A reconstructed building less than fifty (50) years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

(e) Historical resource surveys. Historical resources identified as significant in an historical resource survey may be listed in the California Register. In order to be listed, the survey must meet the following: (1) the resources meet the criteria of Section 4852 (b)(1)-(4) of this chapter; and (2) the survey documentation meets those standards of resource recordation established by the Office in the "Instructions for Nominating Historical Resources to the California Register" (August 1997), Appendix B.

(1) The resources must be included in the State Historical Resources Inventory at the time of listing of the survey by the Commission.

(2) The Office shall review all surveys to assure the standards of resource recordation, which can be found in the "Instructions for Nominating Historical Resources to the California Register" (August 1997), Appendix B of this chapter, have been met. If the survey meets the standards, the Office shall recommend to the Commission that all resources with a significance rating of category 1 through 4, or any subcategories thereof, on DPR Form 523 be listed in the California Register. The Office shall review all category 5 determinations for consistency with the California Register criteria of significance as found in Section 4852(b) of this chapter. Office review will occur within sixty (60) days of receipt of the survey. At the end of sixty (60) days, the Office will either: (1) forward the survey for consideration by the Commission or (2) request additional information.

The status codes, established to indicate eligibility to the National Register of Historic Places, have the following meanings:

(A) Category 1--Listed in the National Register of Historic Places;

(B) Category 2--Formally determined eligible for listing in the National Register;

(C) Category 3--Appears eligible for listing in the National Register;

(D) Category 4--Could become eligible for listing in the National Register; or

(E) Category 5--Locally significant.

(3) If the results of the survey are five or more years old at the time of nomination, the documentation for a resource, or resources, must be updated prior to nomination to ensure the accuracy of the information. The statute creating the California Register requires surveys over five (5) years old to be updated.

(f) Historical resources designated under municipal or county ordinances. Historical resources designated under municipal or county ordinances which have the authority to restrict demolition or alteration of historical resources, where the criteria for designation or listing have not been officially approved by the Office, may be nominated to the California Register if, after review by Office staff, it is determined that the local designation meets the following criteria:

(1) The ordinance provides for owner notification of the nomination of the resource for local historical resource designation and an opportunity for public comment.

(2) The criteria for municipal or county historical resource designation consider the historical and/or architectural significance and integrity of the historical resource and require a legal description of the resource.

(3) The designating authority issues findings or statements describing the basis of determination for designation.

(4) The designation provides some measure of protection from adverse actions that could threaten the historical integrity of the historical resource.

Authority cited: Sections 5020.4, 5024.1 and 5024.6, Public Resources Code. Reference: Title 36, Part 60, Code of Federal Regulations; and Sections 5020.1, 5020.4, 5020.7, 5024.1, 5024.5, 5024.6, 21084 and 21084.1, Public Resources Code.

From: Title 14. Natural Resources, Division 3. Department of Parks and Recreation, Chapter 11.5. California Register of Historical Resources

APPENDIX B

Supplemental Information Form and "How to Document a Building"

Supplemental Information Form for Historical Resource Evaluation

Potential Resource - Demolition - Alteration

Proposed project is: ☐ **Demolition** (DBI form 6) ***or*** ☐ **Alteration** (DBI form 3/8)

Please be complete in your responses to the questions on this form. Submittal of incomplete or inaccurate information will result in an additional request for information from you and potentially delay your project. If you have problems in completing this form, we would recommend that you consult with a qualified historic preservation professional.

Address: _____

Block No. _____ **Lot No.** _____

Date of Construction:_____ check one: ☐ **Actual** ☐ **Estimated**

- **Source for date, or basis for estimate:**_____

Architectural Style: _____

Architect & Builder:_____

Original Owner:_____

Subsequent Owners (dates of ownership):_____

_____

Historic Name:_____**Common Name:** _____

Original and Subsequent Uses: _____

_____

Has the building been moved? If yes, provide date: _____

- **Original Location:** _____

ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

Property Description / Construction History

- Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures.
- Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
- Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings.
- Provide historic photographs, if available.

History

- Provide a written description of the history of the property, including any association with significant events or persons. See attached Preservation Bulletin No. 16, section entitled *How to Document a Building's History*, for assistance.
- For reference, check for neighborhood and/or city-wide historic context statements. Some contexts are

available at the Planning Department, alongside the Landmark and Historic District files.

- A chain of title can identify persons associated with a property, and city directories can identify if the owners were residents of the building, and what their occupation was. When cross-referenced with the Biographical catalog of notable San Franciscans at the Main Library's 6th Floor History room, this research can provide further valuable information.

Other Information

- Attach available documents that may provide information that will help to determine whether the property is or is not an historic resource such as historic Sanborn Maps, drawings, newspaper articles and publications.

Historic Survey Information:

The property is *(mark all that apply):*

_____ Over fifty (50) years of age and proposed for demolition, or major alteration
_____ Listed in the 1976 Architectural Survey
_____ Listed in the 1968 Junior League Survey (the basis for *Here Today)*
_____ Listed in a San Francisco Architectural Heritage Survey
_____ Listed in the Unreinforced Masonry Building (UMB) Survey
_____ General Plan Referenced Building
_____ National Register and California Register Status Code of 7
_____ Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
_____ Rated NRSC 6 or CHRSC 6 and was surveyed prior to year 2000
_____ Is there an existing, proposed or potential historic district in the immediate vicinity to which the subject building would be a contributor?
_____ Other Informational Survey
- Name of Survey_____

_____ Other, please list _____

If you have been referred to MEA by staff, please enter name: _____

Building Permit number (if any) _____

Form prepared by:_____ Date:_____

Address:_____ Phone:_____

E-mail address: _____

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary.

_____

_____

_____

_____

HOW TO DOCUMENT A BUILDING'S HISTORY

In order to complete the environmental evaluation of proposed project, the Planning Department will, in certain cases, request additional information from the project sponsor. One such request could be for information regarding aspects of certain properties that may have historical significance under the California Environmental Quality Act (CEQA), either as an historical resource in and of itself or as a contributor to an existing or proposed historic district.

CEQA historic criteria are based on eligibility for the California Register. To be eligible for the California Register, a property must be significant in at least one of the following areas:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

As an example, if a building was constructed prior to the 1906 earthquake or is a building that was recognized during the Planning Department's 1976 Architectural Survey, you as the project sponsor will most likely receive a form entitled *Historical Resource Evaluation – Request for Information* from the Planning Department. Some project sponsors prefer to hire an outside consultant to complete this work, however, it is also possible that the needed research can be done by the project sponsors themselves.

Outlined below are some of the steps required to do research and a partial listing of the local resources available to applicants/project sponsors. An appendix to this document lists General Reference Sources. These steps and resources can substantially aid individuals and interested parties preparing the responses to a request for additional information

Please be aware that over time the address or Block and Lot for a property may have changed. So before you begin your search, please obtain all address(es) and lot(s)/block(s) that have been used for your property.

1. Start at the beginning.

In 1906, most official San Francisco documents were lost to fire. The Water Department, now a part of the PUC was able to preserve their records. This department located at 1155 Market Street is a place to check the original Water Tap turn-on applications which list the date of connections to buildings. These records may reveal the original owner, architect/builder and date of construction. Because the records are fragile and not readily available, it is suggested that researchers use the microfiche of these records at the San Francisco Main Library. (You can take Muni or BART to the Civic Center Station.)

2. Building Permits

The Department of Building Inspection (DBI) Records Management Division maintains building permits, post 1906 earthquake and fire, on microfiche for the City. Research on building permit history on microfiche can be requested from in the Microfilm Section of the Department of Building Inspection at 1660 Mission Street, First Floor at (415) 558-6080.

The Housing Inspection Services (HIS) located at 1660 Mission Street, 6th Floor of the DBI at (415) 558-6220 maintains housing inspection records of all apartment buildings and hotels in the City.

3. Sales Records

The City and County of San Francisco, Office of the Assessor-Recorder at City Hall, 1 Dr. Carlton B. Goodlett Place, has records about owners and the actual room counts of buildings as well as information about the estimated date of construction. Sales ledgers from 1906 to 1990 and Block books from 1913-1976 are on microfiche. McEnerny cases from 1906-c.1913. Building contract notices to the general record, as well as building completion notices to the general record, extant from 1906 to the present may be helpful. Deeds of property transactions located in an Index of Real Estate Transfers from 1906 to the present, as well as Map Books from 1846 to the present, Subdivision and Homestead Maps from 1850 to the present are also available for review. All of these resources can be of use in the research and documentation process.

4. Primary Research

The San Francisco History Room and other departments of the main branch of the Public Library are excellent resources for primary research on a potential historic structure. Reference materials include:

- San Francisco Block Books; Handy Block Books of San Francisco, Municipal Reports;
- Business Directories: the California and Architect and Building News (1897 to 1900), and John Synder's Index; the Architect and Engineer (1905 to 1945), the Gary Goss Index (1905 to 1928); Western Architecture and Engineering (1945 to 1961).
- Real Estate Circulars: the Daily Pacific Builder; the California Builder; Edwards Abstracts (1906 to 1977).
- San Francisco, Our Society Blue Books (1890-1931),
- Index to the Great Register of Voter Records, (1900 to 1928).

Other resources include:

- Historic Photographs;
- Newspapers & Indexes (San Francisco Call Index 1893-1903, San Francisco Newspaper Index 1904-1950, San Francisco Chronicle Index 1950-current);
- Biographical Index Cards;
- Here Today: Junior League research files;

- Anne Bloomfield's description of How to Work with the 1906-1913 Sales ledgers, located in the Office of the Assessor-Recorder;
- City Landmark and District Case Reports and context statements;
- Water Department Tap Records which are on microfiche.

The San Francisco Main Library also has a collection of Census Records (1880, 1900, 1910, 1920, 1930) and City Directories that are located on the sixth floor San Francisco History Room and City Archives.

Other sources for information include:

The National Archives
1000 Commodore Drive
San Bruno CA
(650) 876-9001

Rare Books and Family Histories
Sutro Library of the California State Library
San Francisco State University
(415) 731-4477

The Labor Archives
Sutro Library of the California State Library
San Francisco State University
(415) 564-4010

Bancroft Library
University of California at Berkeley
(510) 642-3781
Documents Collection
College of Environmental Design,
Wurster Hall, Room 232
University of California at Berkeley
(510) 642-5124

San Francisco Architectural Heritage
2007 Franklin Street
San Francisco, CA 94109
(415) 441-3000

5. Sanborn Maps

Find and copy (or trace) or print from microfilm the earliest Sanborn Fire Insurance Map that shows evidence of the building's existence. Sanborn Maps show block by block what buildings were built at various times throughout the City's history. The 1886-1893, 1899-1900 and 1913-1914 Sanborn Maps are available in the San Francisco History Room of the Main Library in Civic Center. Sanborn Maps are also located within the Office of the Assessor-Recorder located at 1 Dr. Carlton B. Goodlett Place. The California Historical Society Library located at 678 Mission Street has an extensive collection on San Francisco and California history and artifacts including San Francisco Sanborn Maps. (Please note that the CHS Library is open on Wednesdays only from 10 a.m. to 4:00 p.m., by appointment).

6. Cultural Resources Database and Existing Survey Information

The Planning Department maintains a Cultural Resources Database. It is integrated into the land use database of the City and contains existing survey information for the City. This database can assist applicants/project sponsors with some background material relevant to a potential historic building. The database contains summary information for all the designated individual City Landmarks as well the Historic Districts listed in Article 10 of the Planning Code. Some 435 individual buildings as well as six Conservation Districts that were designated as part of the Downtown Plan (Article 11) of the Planning Code are also listed. Buildings designated under other Area Plans of the General Plan of the City and County of San Francisco such as the South of Market, Chinatown, Rincon Hill and the Van Ness Area Plans are listed. Architectural resources contained in the Planning Department's 1976 Citywide Survey (which identified over 10,000 buildings citywide) and the Board of Supervisors adopted book entitled Here Today (which contains survey information on over 2,500 buildings) are also listed. A thematic study of Unreinforced Masonry Buildings (UMBs) that identified approximately 2,000 buildings, (many of which were determined eligible for the National Register of Historic Places) are summarized in the Cultural Resources database. Access to the database can be obtained on the public computer at the Planning Information Counter at 1660 Mission Street on the first floor.

To date, approximately 3,500 buildings in San Francisco have been listed in or have been determined eligible for the National Register of Historic Places. The State Office of Historic Preservation maintains and updates periodically the California Register of Historical Resources and the National Register of Historic Places listings. The Northwest Information Center located at Sonoma State University in Rohnert Park; CA. (707-664-2494) can provide applicants/project sponsors with information on California Register and National Register listings for the City and County of San Francisco.

Finally, a resource that appears in one or more of the above mentioned surveys might indicate that it is a potential landmark or a contributory building in an historic district. When a designation is being considered, existing survey information will be considered as one component in the overall evaluation of the resource. Lack of existing survey information does not mean the resource is not significant; it simply means that the resource or area has not been surveyed.

Many of the City's existing adopted surveys are now ten to thirty years old and are not standardized in terms of their format and content. A review, update and evaluation of the City's cultural resources are underway and will take many years to complete. In general, the Northeastern quadrant of the City has the most survey work, much of which recognized pre-1930s buildings.

As a general rule, resources that are considered historical for purposes of CEQA should be at least fifty years of age. National Register of Historic Places utilizes the fifty-year rule as a reasonable span of time that makes the professional evaluation of the resource feasible. In recent years, many properties in San Francisco have achieved significance due to the passage of time, (i.e. they are now fifty years of age or older).

Research and evaluation on these undesignated resources may indicate that these properties are, in fact, landmark sites or contributory buildings to historic districts. Many resources that are now fifty years of age or older may be significant on local, state or national levels. A thorough understanding of the architectural, historical, physical context of the resource and its integrity is essential in the evaluation of a resource that is either considered "exceptionally significant" (i.e., less than fifty years) or is now more fifty years of age and has not be surveyed.

GENERAL REFERENCE SOURCES

A Companion to California by James D. Hart, Berkeley, CA., University of California Press, Second Edition, 1987.

A Field Guide to American Houses by Virginia and Lee McAlester, New York, Alfred A. Knopf, 1986.

Architecture in San Francisco and Northern California by David Gebhard, Roger Montgomery, Robert Winter, John Woodbridge and Sally Woodbridge, Salt Lake City, Peregrine Smith Books, 1985.

Here Today, San Francisco's Architectural Heritage. Text by Roger Olmsted and T. H. Watkins, San Francisco, CA, Chronicle Books, 1968.

Historic City Directories and Census Records are located on the 5th Floor of the San Francisco Main Library, Civic Center.

"How to Research Your San Francisco Building" by Jean Kortum, former Landmarks Board President and Member, Copyright 1992, Revised 1993 (Available at the Planning Department).

"How to Complete the National Register Registration Form," National Register Bulletin No. 16A (Available at the U.S. Government Printing Office, San Francisco, CA).

"How to Complete the National Register Multiple Property Documentation Form," National Register Bulletin No. 16B (Available at the U.S. Government Printing Office, San Francisco, CA).

In the Victorian Style, Text by Randolph Delehanty, San Francisco, CA., Chronicle Books,1991.

"Regulations for the Nomination of Properties to the California Register of Historical Resources", Office of Historic Preservation, Sacramento, CA, May 31, 1996.

"Researching an Historic Property," National Register Bulletin No. 39 (Available at the U.S. Government Printing Office, San Francisco, CA).

The Ultimate Guide, San Francisco, San Francisco, CA, Chronicle Books, 1989.

Splendid Survivors, San Francisco's Downtown Architectural Heritage. Prepared by Charles Hall Page and Associates, Inc., for the Foundation for San Francisco's Architectural Heritage, California Living Books, 1978.

Street Address File, Biographical Index Cards, Landmark Case Reports and Historic Photographs are located in the San Francisco History Room, 6th Floor of the Main Library, Civic Center.

WEB SITES OF INTEREST

Planning Department homepage: http://www.sfgov.org/planning

California Office of Historic Preservation: http://www.ohp.cal-parks.ca.gov

California DPR 523 forms: http://ohp.parks.ca.gov/chris/publicat.html

National Register homepage: http://www.cr.nps.gov

National Register Bulletins: http://www.cr.nps.gov/nr/nrpubs.html

San Francisco Public Library – History Center:
http://sfpl.lib.ca.us/librarylocations/sfhistory/sfbuilding.htm

(This information was compiled from various Planning Departments Preservation Bulletins published January, 2003)

APPENDIX C

General Scope of Work for an Historical Resource Evaluation Report

Scope of Work for
San Francisco Historical Resource Evaluation Reports
(non-archeological)

Objective: Provide information to be used in support of historical resource determinations and project historic impact assessments for purposes of the California Environmental Quality Act (CEQA).

When Planning Department staff decides that additional information is required to determine whether a structure is a historical resource under CEQA and to access impacts on a historical resource, an *Historical Resource Evaluation Report* may be requested. If there is more than one building or structure on the site as part of the proposed project, all structures will need to be discussed in the study; therefore, the singular case below will be plural in the case of multiple structures.

In order to be considered complete, a San Francisco Planning Department *Historic Resource Evaluation Report* should provide an historical overview of the individual resource or district under study by identifying and evaluating the potential resource within historic context(s). The report should also evaluate the potential for impacts from the proposed project on the historical resource. The report should synthesize all available historic information from all disciplines in a clear and concise narrative. The report should entail both documentary research and field investigation to determine and describe the integrity, authenticity, associative values, and significance of the resource under study. Reports should be prepared to a level of detail commensurate with the significance and complexity of the structures and impacts in question. A full report may not be needed in all cases. In order to have the proper information and length of a requested report for any project, a "scoping meeting" should be held with Planning Department staff before work begins on the report. In addition:

1. The report should include preparation of State of California Department of Parks and Recreation DPR 523 forms (both A and B sections) for all qualifying resources; these are a principal tool for determining if a structure is an historical resource for purposes of the CEQA, and establishes the basic historical and architectural character and significance.

2. If the proposed project is an alteration, the report should discuss the proposed project's compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

3. If the proposed project is within the boundaries of an historic district, the report should discuss the cumulative impact of the proposed and related projects to the population of resources which would remain in the district.

4. The report should identify alternatives and mitigations for implementing the proposed project, which if incorporated in the project, would avoid or minimize significant adverse affects to the historical resource.

If the project is also subject to federal historic requirements such as Section 106 of the U.S. National Historic Preservation Act or Section 4(f) of the Transportation Act, to the extent feasible the historic evaluation should be closely coordinated, especially if a joint environmental document is being prepared. While coordination is critical, it should also respect the fact that the uses of and requirements for historic reports for state and federal environmental documents differ and the needs of both environmental processes may need to be met.

Below is a generalized Scope of Work for preparing an Historic Resource Evaluation Report. A report will typically require information similar to that listed below but may not require all elements, therefore, each proposed scope will need to be reviewed and individualized to meet the requirements of the specific project and resource involved. The historical consultant will be selected by the project sponsor. The historical consultant's work effort is, however, under the direction of the assigned Planning Department staff. All submittals by the consultant are to be made directly to the project's environmental coordinator as designated by the Department's Major Environmental Analysis section. Any comments by the project sponsor or their representatives must be directed to Planning Department staff to ensure proper inclusion into the analysis. During the preparation of the Historic Resource Evaluation Report as with other environmental documents, the project sponsor and their representatives are key to the provision of details concerning the project, responding to recommended changes affecting the project, and support for recommended mitigation measures and other improvements identified in the report.

To prepare a report for the San Francisco Planning Department, primary historic consultants should meet the History, Architectural History or Historic Architecture professional qualifications as outlined by the federal government in 36 Code of Federal Regulations 61, (see Appendix B). These qualifications, in general, are a graduate degree in history, architectural history or a closely related field, or a bachelor's degree in the same fields plus at least two years of full-time experience in architectural history related work.[21] Having experience in the architectural history of San Francisco is helpful.

Persons not meeting the above standards may assist in preparation of the Report, provided they are supervised by a primary historic consultant who meets the standards. The primary historic consultant must oversee all research and findings. Findings on the DPR 523 forms must be determined by the primary preservation professional.

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[21] The California Office of Historic Preservation (a division of the State Parks and Recreation Department) maintains a list of persons that have met the state's qualifications as historic consultants. The office can be reached at (916) 653-6624, and can be contacted for a copy of their list of qualified historic consultants.

As noted above, a meeting between planning department staff and the consultant to individualize the scope requirements for each specific project should always be held before work on the report begins. To avoid any false starts or misunderstandings, the draft Scope of Work proposed by the consultant team must be submitted to the staff for review and approval (in writing) by the environmental planner assigned to the case before starting work on the report. See the attached approval form.

The requirements for each report will vary and will be refined at a "scoping" meeting between the consultant and Department staff. The report should typically be organized as follows and address the questions posed below as relevant:

1. Summary – Overview of report and conclusions.

2. Introduction - Basic brief description of what is being proposed with the project.

3. Past Historic Evaluations

   A. Discuss existing historic surveys that the structure has been listed in and what the ratings of the structure are (Refer to Planning Department's list of existing Districts and surveys and the California Historic Resource Inventory System database). Include the purpose of the survey and the methodology used to put the evaluations into a context. Are there any surveys of the area in which the building was obviously left out. Discuss the implications of being included in a survey, or left out of a survey. Include what has not yet been considered by those surveys, or may have been missed, or what has changed since those surveys were conducted.

4. Evaluate the Existing Structure or Potential Resource

   A. Evaluate the potential resource using all four of the California Register Criteria and prepare DPR 523 forms (Parts A and B) if they do not already exist. This section of the report should answer the following questions or speak to the issues listed below:

      - Discuss the structure's character and history.
      - What is the property type? Is this a rare or unique type? Is the structure representative of a specific type? Does it have specific historical associations?
      - What aspects or elements add to or are central to its importance?
      - What periods of history are relevant for the historical resource determination?
      - Describe the exterior materials, exterior features, building interior, the setting of the building and its site.
      - What are the historic and character defining features that make the resource significant?
      - Does the potential resource satisfy any of the criteria for listing on the California Register? Why or why not?

- Explore the chain of ownership to see if there is any association with a significant person.
- Are there any associations with important events that have made a contribution to local, state or national history?
- Does the structure retain its historic integrity? Are there any changes? If so, are the changes easily reversible? Do the changes effect the historic architectural character of the resource?
- Include photos, both existing conditions and historic photos, if located. (Refer to Department's evaluation forms.)

B. Integrity – The discussion should include an assessment of integrity in relationship to the resource's period of significance. Discuss those of the seven aspects of integrity (location, design, setting, materials, feeling, workmanship, association) that relate most directly to the reasons the property is or is not significant (recognizing that not all seven aspects of integrity need be present for all resources).

5. Context and Relationship

What is the neighborhood context? Discuss how the potentially significant resource relates or doesn't relate to the surrounding neighborhood. Is the potentially significant resource a part of a designated, proposed or studied historic or conservation district? The Historical Resource may be the district itself and the building in question may be a contributor or non-contributor within that resource. If the resource is the district, what would be the affect of demolishing a contributory or a non-contributory structure and building a new building. Has the potential resource been evaluated as a part of a Planning Department informational survey or study? If so, discuss the district and the potential resource's importance in relation to district. If there is more than one structure involved, what are the interrelationships between structures?

6. Project-Specific Impacts

What changes are being proposed by the project sponsor? What will be the overall effects on the potential resource if the proposed project is carried out? What would happen to character-defining or important features as set out in Section 2 (C) above?
If the proposal was carried out, would the remaining features be enough to retain the historic significance?

7. Cumulative Impacts

If the potentially significant resource is in a recognized district, what changes have occurred in the District since it was designated that are visible from the resource?

How many buildings within the district visible from the potentially significant resource have been changed or demolished? What types? What is the status or ratings of the remaining structures in the district?

If the potential resource is outside of a recognized district, is it of a unique, rare, or increasingly at-risk type of structure, the loss of which would lead to an adverse cumulative impact?

Would the character of adjacent or nearby rated buildings or groups of buildings be adversely affected or compromised?

8. Mitigation

Are there any ways to ameliorate the project-specific or cumulative impacts? What alternatives should be considered that would reduce or eliminate adverse impacts?

9. Conclusions

Provide a brief summary of the findings and recommendations.

Four copies of the first draft of the report should be provided to the environmental planner for departmental review. The number of copies for any subsequent drafts will be determined by the environmental planner.

Final Report

After review is finalized, five copies of the final report must be submitted to the Planning Department.

Attachment to Historic Report Scope of Work -- Scope Approval Form

HISTORICAL RESOURCE EVALUATION REPORT SCOPE OF WORK
ACKNOWLEDGMENT AND APPROVAL

Transmittal To: ____[NAME]_____ Date: _____.
____[FIRM]_____.
_____.
_____.

The proposed scope of work for the___[TITLE]_____Project, Case No._____,
dated_ _____ is hereby

Approved as submitted
Approved as revised and resubmitted
Approved subject to comments below
Not approved, pending modifications specified below
and resubmitted

Signed: _____ Signed: _____
Planning Department *Preservation Technical Specialist*

Comments:

Note: A copy of this approval and the final scope of work is to be appended to the Historical Resource Evaluation report. The Department advises consultants and project sponsors that review of the draft report may identify issues or concerns of other City agencies not addressed in the scope of work hereby approved, and that the scope of work may need to be modified to accommodate such additional issues.

Attachment to Historic Report Scope of Work --Primary Historic Consultant Qualifications

Secretary of the Interior Guidelines for Historic Preservation (Professional Qualifications Standards)

The entire guidelines for the Secretary of the Interior's Standards for Historic Preservation Projects, not included here because of their length, may be obtained separately from the National Park Service.

This partial excerpt deals with professional qualifications best suited to the preparation of Historical Resource Evaluation Reports. Evaluation reports should always be prepared by persons qualified by education, training and experience in the application of the criteria. Where feasible, evaluation should be preformed in consultation with other individuals experienced the applying the relevant criteria in the geographical area under consideration.

Professional Qualifications Standards

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Park 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or

2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

History

The minimum professional qualifications in history are a graduate degree in history or a closely related field, plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or

2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Historic Architecture

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or

2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

APPENDIX D

INFORMATIONAL SURVEYS

This list is incomplete but includes surveys that are on file in the Planning Department's preservation library as of 3/2002.

A. Buena Vista North (proposed District, endorsed by PC) (1990) BVN Assn.*
*B. Chinatown (1994) District initiated by Board of Supervisors**
C. Eureka Valley Survey (1975) SFSU*
D. Fire Stations Survey (1991) Bloomfield*
E. Haight - Ashbury Survey (1974) SFSU*
F. Inner Richmond District survey (1990) Heritage*
G. North of Market (1985) DCP
H. Polk/Procter Sea Cliff (proposed District) (1989) Neighborhood Group LPAB
I. Refugee Shacks Inventory (1986) Society for the Preservation of SF Refugee Shacks
J. Union Street District (1981) Union Street Assoc*
K. Van Ness Avenue District, Fire Line (1985) Platt*

Note: Items indicated by an asterisk (*) are not incorporated into Parcel Information.

Note: Items in *Italic* text are named surveys that used the DPR 523 forms and methodology.

EXHIBIT K

Carol L. Karp
Architect A.I.A.

August 28, 2017

State of California
Office of Historic Preservation
Department of Parks and Recreation
P. O. Box 942896
Sacramento, CA 94296-0001

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Attention: Julianne Polanco
State Historic Preservation Officer

Subject: Nomination for Listing
National Register of Historic Places

RE: Architect Ernest Coxhead's Residence & Studio, 1893
2421 Green Street, San Francisco, California

Dear Ms. Polanco:

Pursuant to your 4/3/17 letter to Philip Kaufman and subsequent reviews and correspondence with Amy Crain of your office, which have been extensive, enclosed is an original of the nomination document as printed on 8/9/17 and, as instructed by Amy Crain, a USB Flash Drive that contains a complete digital version of the nomination document.

Included enclosures, but separate from the nomination document, are the 8/9/17 letter of approval by the owner, Philip Kaufman and an 8/7/17 letter of support from Nancy Pelosi, House Minority Leader, who also represents the 12th Congressional District in San Francisco where the nominated property is located. Also included is the 4/11/17 image use authorization letter from Prof. Richard Longstreth.

The undersigned are both San Francisco natives who also graduated from UC Berkeley, are both California licensed architects of long standing, and have practiced architecture in Northern California more than 50 years. We live and practice architecture in our house which we designed and built in the rustic contemporary Bay (Area) Tradition we write about in the nomination.

Thank you for your assistance in registering the master architect Ernest Coxhead's own residence and studio, which is a very important original structure, in the National Register of Historic Places.

Yours truly,

Carol L. Karp AIA

LICENSED ARCHITECT CAROL L. KARP No. 17665 STATE OF CALIFORNIA

Lawrence B. Karp NCARB

LICENSED ARCHITECT LAWRENCE B. KARP No. 10130 STATE OF CALIFORNIA

cc w/enclosures:

Amy H. Crain
State Historian II, Registration Unit

100 Tres Mesas Orinda, CA 94563 (925) 254-6676 fax: (925) 253-0101 e-Mail: carol@karp.ca

August 9, 2017

State of California
Office of Historic Preservation
Department of Parks and Recreation
1723 23rd Street, Suite 100
Sacramento, CA 95816-7100

Attention: Amy Crain
State Historic Preservation Officer

Subject: Coxhead's Residence & Studio
2421 Green Street, San Francisco
National Register of Historic Places
Nomination for Listing

Dear Ms. Crain:

I am the current owner of the subject property and have been for 28 years.

I support the nomination for listing with the National Register of Historic Places as submitted today by Karp Architects.

Thank you for your assistance.

Sincerely,

Philip Kaufman

Philip Kaufman
2421 Green Street
San Francisco, CA 94123

Nancy Pelosi
Democratic Leader

August 7, 2017

State of California
Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Attention: Julianne Polanco
State Historic Preservation Officer

Subject: Nomination for Listing
National Register of Historic Places

RE: Architect Ernest Coxhead's Residence & Studio, 1893
2421 Green Street, San Francisco, California

Dear Ms. Polanco:

It is with great enthusiasm that I write in support of the nomination of Ernest Coxhead's own house for listing in the National Register of Historic Places. I have had the pleasure of visiting Architect Coxhead's residence and studio located at the juncture of Cow Hollow and Pacific Heights. This area in California's 12th Congressional District which I represent in Congress. I take special pride in San Francisco's architectural treasures and recognize the Coxhead house as a first of an architectural tradition in the Bay Area. It happens to be in excellent original condition, including brickwork, having survived amazingly intact, the 1906 San Francisco earthquake and fire.

Designed and built before automobiles and never retrofitted with a garage, both the house entry and garden are quietly accessed from the street via a twisting stairway to the west side. The classical entry conceals an ingenious interior with a long glazed entrance gallery running from a high-ceilinged living room at the north to a dining area on the southern rear garden that shares an eastern property line with the garden of the 1867 Casebolt House, San Francisco Landmark No. 51.

The house is shingle style integrated with subtle Cotswold features that Coxhead brought to Northern California. The beautiful non-symmetrical exterior design that is fitted to the land and view was the beginning of what became the First Bay Area Tradition that evolved into Second and Third Bay Area Traditions taught at the University of California, Berkeley, and practiced by the most heralded Bay Area architects. The importance of the house to the evolution of local architecture cannot be overemphasized.

I believe the nomination papers are well done and the Ernest Coxhead's Residence & Studio should be included in the National register of Historic Places.

Thank you for your attention to the remarkable and still beautifully functioning personal home of Ernest Coxhead.

best regards,

Nancy Pelosi

Nancy Pelosi

April 11, 2017

State Historic Preservation Officer Julianne Polanco
California State Office of Historic Preservation
1725 23rd Street Suite 100
Sacramento, CA 95816-7100

Attn: Registration Unit

Dear Ms. Polanco:

It is my understanding that State Historian II, Amy Crain, who is reviewing the nomination package for the Ernest Coxhead House to National Register of Historic Places, is requesting proof of copyright permissions to use photographs from my archives and my published work.

Please accept this letter as that proof and proof that I support the use of images from my archives and images of full page images from my published work to support the Ernest Coxhead House nomination package.

Sincerely yours,

Richard Longstreth, Ph.D.

Cc: Amy Crain via email

Richard Longstreth
Professor of American Civilization ■ George Washington University
2108 G Street, Room 202
rwl@gwu.edu . ■ 202-994-6098

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property
Historic name: Coxhead, Ernest Residence and Studio
Other names/site number: None
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location
Street & number: 2421 Green Street
City or town: San Francisco State: California County: San Francisco
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local
Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper | Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [X]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/single family dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC/single family dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Shingle Style - Late Victorian Period
Arts & Crafts - First Bay Tradition

Materials:
(Enter categories from instructions)

Foundation: Exposed common brick, running bond
Walls: Wood framed, cedar shingles, redwood trim
Entry Portico: Cement plaster over brick
Roofing: Western Red Cedar Shingles

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraphs

The Coxhead Residence and Studio was designed by California architect Ernest Albert Coxhead and built in 1893 as his personal residence and studio in which he lived with his family while he practiced architecture in San Francisco. Coxhead's own residence is the quintessential example of his genius. Acknowledged as forefather of the regional design mode "First Bay Area Tradition", he was a master in manipulating architectural elements and also fusing Arts & Crafts with native materials. His work, his own home as a striking exemplar, evolved into residential architectural design practiced by important architects in Northern California ever since the 1890s.

The house is located on a steep narrow mid-block 25 by 137 foot lot at 2421 Green Street at the juncture of the Pacific Heights and Cow Hollow Districts in San Francisco. It is a three-story, wood-framed building clad in red cedar shingles trimmed with painted redwood Arts & Crafts fenestration and trim. It has a rectangular plan with steeply pitched roofs and articulated dormers and ribbons of windows facing San Francisco Bay and neighboring gardens. The staircase from the street is integrated into the articulated cement plastered brick foundation that connects the western side of the house to the steep urban site while hiding the classical entry from street view.

The rear garden is contiguous with the garden of the Casebolt House, San Francisco Landmark 51. The beautifully landscaped garden is neatly hardscaped with original brick. The garden and space between it and the house faces south with unobstructed light or fog reflected sunlight from South, East, and West. The building is a short walk to the Presidio of San Francisco, a National Historic Landmark District. The Ernest Coxhead House is in outstanding original condition, including its strategically placed Cotswold features. It survived the 1906 earthquake and fire intact and retains an unusually high degree of historic integrity.

Narrative Description

Ernest Coxhead's Residence and Studio is one of the first and finest examples of Late Victorian Shingle Style, also known as the Bay Area Shingle Style (see Coxhead's Julian Waybur House, NRHP 11000143) and architecture of the First Bay (Area) Tradition. This property has been written about in notable books including the scholarly work of Richard Longstreth (architectural historian and professor at George Washington University where he directs the historic preservation program). His book, On the Edge of the World, covers four architects at the turn of the 20th century (Ernest Coxhead, Willis Polk, A,C. Schweinfurth, and Bernard Maybeck). The house is also featured in the important book Shingle Styles by Leland M. Roth (doctorate Art History, Yale Univ.; Marion Dean Ross Professor of Architectural History at the University of Oregon) with extensive photographs by Bret Morgan, the consummate American architectural photographer. Shingle Styles "...celebrates one of America's most original and beautiful idioms--the Shingle Style." It features 30 of "...the nation's finest examples of Shingle architecture." Of the 30 buildings chosen by Roth/Morgan from the entire United States, significantly only two of those buildings featured architects' own homes: Frank Lloyd Wright's home in Illinois and Ernest Coxhead's residence in California. In those 30 of "the nation's finest examples" (including Theodore Roosevelt's Sagamore Hill and Greene and Greene's iconic Gamble House in Pasadena), 12 are by California architects and of those only Coxhead and Maybeck have two buildings featured. Maybeck, who briefly worked for Coxhead and was directly influenced by him, in turn influenced Julia Morgan and later Joseph Esherick (of the Third Bay Tradition). Conclusive evidence of Coxhead's contemporary rustic wooden houses influencing Maybeck is reflected in Maybeck's first independent commission in 1895 for Berkeley's Charles Keeler, author of "The Simple Home", 1904 (Limerick in Winter, pgs. 52-53). In Shingle Styles, Prof, Roth wrote: "...in the intertwined careers and work of Polk, Coxhead, Maybeck, Schweinfurth, Morgan and others the use of shingles as an expression of bohemian creativity and artistic freedom would be introduced to San Francisco and around the Bay Area, establishing a regional tradition that would flourish for several generations." (Roth, p. 34). This can last be seen in the most recently built of the 30 American buildings featured by Roth/Morgan that was designed by Esherick ("Fourest" 1957) as well as the other houses of the Third Bay Tradition exemplified by many residences at Sea Ranch by William Turnbull and Esherick, notably including Esherick's own brick and shingle house at 75 Black Point Reach.

This new regional design at that time was considered an answer to Coxhead's close friend architect Willis Polk's call for an intelligent expression for a house of moderate cost. Coxhead answered the call and showcased his ideas in his own residence on a narrow, deep lot at 2421 Green Street. The street frontage faces north with natural San Francisco Bay breezes cooling the house with carefully positioned windows and steeply pitched dormers grounded on brick foundation walls integrating the house to the site as an exemplary piece of Coxhead's residential architecture where "...his rustic aerie survives...an enchanted little world of domestic delight." (Roth, p.128). Largely because of this important residence, Prof. Roth calls Coxhead "...one of the most enigmatic, but masterful architects the new idiom." (Roth, p.31)

This house is one of Coxhead's nineteenth century San Francisco buildings that survived the devastating 1906 San Francisco earthquake and fire and it features many of the wistful English architectural details that were featured in Coxhead's Church of St. John the Evangelist at 15th and Julian Streets (**Figure 3**) that was destroyed by dynamiting to block the fire caused by ruptured gas lines in the 1906 tragedy. In addition to the respected and influential books by Roth/Morgan and Longstreth, the house at 2421 Green is listed in the Junior League of San Francisco's "Here Today" files and is referenced in the associated book as a significant contributor to the character of San Francisco (Olmsted, p. 329).

The shingled architectural details of the Arts and Crafts vernacular that Coxhead features in this property profoundly influenced designs by Bay Area architects including Bernard Maybeck, Julia Morgan, Willis Polk and other practitioners of an architectural style that became known as Bay Area Shingle Style or the "Bay Tradition School of Regional Modern design" as described by architectural historian and preservation planner Mary Brown (see bibliography). Her work for the California Office of Historic Preservation starting with the First Bay Tradition followed by the Second and Third Bay Traditions as described below:

First Bay Tradition (late 1880s to early 1920s):
First Bay Tradition buildings are characterized by:
-Sensitivity to their surroundings and the unique requirements of the site and client.
-Natural materials, particularly redwood and red cedar shingles
-Modern building methods and materials blended with witty historic details
-Emphasis on craftsmanship, volume, form, and asymmetry.
Followed by influenced architects Henry Hill, William Wurster, William Merchant, and Gardner Dailey in the *Second Bay Tradition*:

Second Bay Tradition (1928-1942):
Second Bay Tradition was basically a rustic but contemporary style using redwood post and beam construction.

Followed by more recently influenced architects Charles Moore, Joseph Esherick and William Turnbull in the *Third Bay Tradition*

Third Bay Tradition (1945-1980):
Third Bay Tradition is a hybrid architecture of modern and vernacular styles that had its roots in the greater San Francisco Bay Area, best known group of more recent examples are at Sea Ranch on the Mendonoma Coast in Sonoma County.

Site and Setting

The site is a compact sloping urban lot **(Figure 2, Figure 13)** on the steep slope of Green Street between Scott and Pierce Streets at the juncture of districts known as "Pacific Heights" and "Cow Hollow" in San Francisco with Eastern and Western exposures on the side yards and a Northern exposure at the street frontage with views of San Francisco Bay and its islands. The block was subdivided after Casebolt's Cow Hollow house (Landmark 51) at 2727 Pierce was built in 1867. Coxhead carefully positioned windows in his house to capture views of the descending slope. The site has a Southern rear yard that captures direct sunlight nurturing a garden that backs onto neighboring gardens creating a park like setting at the back of the house. One of the neighboring gardens is for the Casebolt House.

The site with its narrow street frontage allowed Coxhead to showcase one of his design trademarks: A tower façade. This design maximizes the views of the San Francisco Bay from within the house. This design feature is part of his ecclesiastical designs as utilized in his Church of the Angels in Los Angeles and All Saints Church in Pasadena. Another notable architect of the times, Willis Polk, continued to use this design feature.

The elevations of the house emphasize the setting and the way the building transitions from public street to private space with simple window articulation and a clustering of classical style elements around the entrance. Coxhead used a similar design feature, although at the street, in the Charles Murdock House at 2710 Scott Street, another notable house and garden design by Coxhead for close friend Charles Murdock who was a printer for the works of his friends Bret Harte, Robert Louis Stevenson, John Muir and William Keith. This leads to the speculation that Coxhead traveled in their circle (Longstreth, p. 132). The Murdock House can be seen from the garden behind Coxhead's own house. These writers and their friends were of immense historical importance in the history of San Francisco.

Architecturally unchanged since the original construction date with only a few necessary modernizations, the site and setting of this house is elaborately described in Longstreth's book On The Edge of the World as being representative of Coxhead's lead in the shift of architectural design to achieve a dramatic effect by adapting a cottage to a difficult site as follows:

> "By 1893 an important shift occurred in Coxhead's approach, evident in the adjacent residence built for himself and his brother Almeric [2421 Green] **(Figures 1 and 4)**. Like the Williams-Polk house, it exploits a difficult site to achieve a dramatic effect. The design is also a more sophisticated interpretation of English precedents than was McGauley's [2423 Green]. The narrow street frontage is accentuated by a towerlike façade that has a taut, abstract quality. The bands of little windows set flush against the surface were probably inspired by recent London work of [Richard Norman] Shaw and others. However, the composition is more simplified and softened than English models, in keeping with the building's size and materials. The west elevation, facing McGauley's yard, with its dominant horizontality and rural character, contrasts with the [street] façade and underscores the transition from public to private space. Expanses of shingled wall and roof surfaces, interrupted only by the simplest window articulation, extend from a pivotal clustering of elements grouped around the front door. The composition may well have been inspired by (Charles) Voysey's early projects, but Coxhead's version is more compact and mannered at its focal point and less regimented elsewhere. Toward the rear, the house looks somewhat like a Surrey barn that has been remodeled in a straightforward way, lacking the studied poise of the street façade **(Figure 5, Photo 11).** Front and rear are set in opposition, while the overriding simplicity of detail lends cohesiveness to the whole. Both the imagery and the studied casualness present in this design owe a major debt to English arts-and-crafts work, which became a guidepost for Coxhead's work during the next several years. But neither Coxhead nor Polk considered the Arts and Crafts Movement to be a discrete entity; instead they appear to have viewed it as a potent source for expression in rustic design – an updated equivalent of the Shingle Style – that was appropriate to the design of modest houses." (Longstreth, p. 128-129)

Representation of the building and its integration with site has been described by other historians as an interpretation of English architecture into a California style known to influence friends and colleagues Maybeck, Polk, and Morgan (Weintraub). Historian Coombs' describes Coxhead's work this way:

> "His concept of spacial organization was repeated in and embellished on his San Francisco house, which is a suave integration of the shingle style with British domestic planning. On a long narrow site overlooking the bay, he created an attenuated shingle clad house, which is both dramatically vertical and well-integrated into the earth. The short end of the house is turned towards the street and here again, Coxhead used glazed areas as generators of articulation. He plays with differences in window size to increase the apparent size of the house." (Coombs)

Exterior House Details

The building is a unique solution for a house on this type of lot in San Francisco. It is urban in character in the front and quite relaxed like a freestanding house in the country at the rear. The entry portico and staircase that join the building with the street (**Figure 9**) leads one to a classical style front door that provides an articulated entry into the residence **(Photo 15).** Architectural historians have written about this specific design feature and how it brought European design to the San Francisco Bay area: "There is an ever-changing path up to and through the premises with the entrance reached by a series of winding steps and landings that become progressively constricted...as if it were an alley in an Italian hill town" (Longstreth, p. 129) **(Figure 8)**.

The Shingle Style exterior of the house is an exemplary expression of the adaption of Coxhead's classical training with local features and materials into a new California architectural style. It is possible that Coxhead, as architect for the neighboring house to the West that he designed for friend James McGauley in 1891-1892, discovered the lot for this house **(Figure 2)** through that commission (Longstreth). Coxhead could have recognized there would be enough open space on the east and west elevations to glaze much of these elevations. He then carefully positioned bands of windows to capture San Francisco Bay views and sunlight from the East and West (probably inspired by recent London work of Richard Norman Shaw, bringing more English architecture influence to San Francisco). Coxhead also positioned rooftop dormers on the narrow building to capture the maximum amount of natural light into the interior of the residence in an urban setting **(Photo 12)**.

These unique (at that time) exterior details have been written about extensively in architectural historian Leland Roth's work and depicted as a notable example of this style in his book on Shingle Style Architecture with photographer Bret Morgan **(Figure 7)**.

Interior House Details

The (in 1893, novel) interior has been studied, described and photographed in numerous historians' works, two being architectural historian Weintraub's work with photographer Weingarten, *Bay Area Style: Houses of the San Francisco Bay Region* **(Figures 10, 11, 12)** and also by architectural historian Leland Roth with photographer Bret Morgan in their book curating Shingle Style Architecture: *Shingle Styles: Innovation and Tradition in American Architecture 1874-1982* **(Figures 14, 15, 16, 17, 18)**.

The horizontal plan with a long gallery (an English design detail) emphasizes one of the natural features of the site: its narrowness and depth **(Figure 1).** Coxhead's design solution gets the maximum space and visual interest for the size of the lot. Inside the house, with carefully positioned openings, arched doorways, and varying ceiling heights emphasizing condensed spaces **(Photos 16, 17, 18, 19, 21, 22, 23)** and carefully positioned exterior windows to capture unique views exclusive to the San Francisco Bay region **(Photos 20 & 22)** an interior experience is created that in 1893 defined a new San Francisco Bay architecture style.

Architectural historian Dr. Richard Longstreth wrote about it extensively in 1983. Longstreth, who considers this house a very significant house in the architectural history of San Francisco eloquently describes the interior in his book, *On the Edge of the World*, and why he considers this house a very significant house in the history of San Francisco architectural development:

"A transition occurs at the front door, spatially echoing the change in character between the front and rear portions of the house. Inside, the emphasis is wholly horizontal. The long gallery, the plan's one English component, is unlike its prototypes in that it generates a sense of continuity while dramatizing the site's narrow form through variations in space and light **(Figure 20).** From the dark vestibule the corridor gradually becomes brighter, expanding into a glazed bay that serves as a secondary sitting area, with borrowed vista of McGauley's yard. The gallery brightens further at the end, where windows on two sides open into a secluded garden. In the other direction the space unfolds more rapidly, lapping down a broad turn of steps in a circuitous path to the living room. Although the stair is directly opposite the entrance, it is encased so as not to interrupt the horizontal emphasis. The living room is unusually large for a house of this size and is made even more expansive by grandly scaled redwood paneling and beams **(Figure 21)**. The living room windows are placed only at the corners, and each one is at a different height. Like a periscope, the highest window bank catches a segment of the McGauley house. At the far corner, the platform and attendant bench offer an observation deck from which to view houses across the street and catch glimpses of the Bay beyond. Paralleling the Williams-Polk house interiors, the sequence and manipulation of each zone imply an extension of space, mitigating the property's narrow confines." (Longstreth, p. 130-131)

What is surmised to be the studio room **(Photos 31 & 32)** for Coxhead's drafting studio is on the top floor at the front of the house facing the street. It is naturally lit with North and East facing windows overlooking the street with views of the San Francisco Bay in the distance. It has wooden floors, typical for an architect's studio, and has a small footprint. Its size is amplified with a vaulted ceiling with exposed trusses. A hearth at the South entrance to the room with an adjacent warming bench is located by a British style ship's door that can be closed for privacy.

Considering the number of historians who have written about this work in books and papers and have had their work published locally, nationally, and internationally, this property accomplishes everything Coxhead was trying to achieve in his new style of residential architecture in 1893. As one of first examples of the First Bay Tradition (Brown) and the Bay Area Shingle Style the details built here are designed and built in Coxhead's other notable works including the Julian Waybur House, the Murdock House, and the John Kilgarif House among others.

Alterations

Few alterations have been made since the house was originally constructed. A North living room window was added, presumably by Coxhead to emphasize the view of San Francisco Bay because only early photos immediately following construction do not show this window, (Longstreth, p. 128).

Maintenance and minor modernization that do not alter the house's physical appearance or plan have been done to keep the house in compliance with code and to preserve its functionality as a notable house in one of the first neighborhoods in San Francisco to be functional with indoor plumbing, gas, and electricity.

Integrity

The Ernest Coxhead Residence and Studio and its integration into the unique site and setting captures the essence of what Coxhead designed as one of the first Bay Area Shingle Style (see Julian Waybur House) houses, also known as the First Bay Tradition (Brown) and it retains excellent historic integrity to convey the property's significance.

The house remains in its original location and the original Coxhead design is fully intact and retains its physical materials and aspects of construction from the period of significance. High quality workmanship is evident in the interior details of the fireplaces, millwork, art glass, windows, and doors. Carefully positioned windows that can be opened capture views of neighboring San Francisco City Landmark Casebolt House at 2727 Pierce, views of San Francisco Bay, and the sounds of the fog horns from the Golden Gate to give one a complete sense of the uniqueness of the place. These features and the design features of the house and its urban garden convey Coxhead's unique architectural design theories in 1893 that evolved into what is known today as Bay Area Shingle Style.

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8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
1890-1924

Significant Dates
1892-1893

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation
N/A

Architect/Builder
Coxhead, Ernest Albert

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Ernest Coxhead Residence and Studio is eligible for the National Register at the local level of significance under Criterion C in the area of Architecture as the exemplary work of European trained master architect Ernest Albert Coxhead who contributed to a unique American style of Architecture. A mentor for many California architects, Ernest Coxhead built the house as his private family residence in San Francisco with the assistance of his brother Almeric Coxhead who managed his business (Longstreth, p. 128).

The house is an outstanding example of the way Coxhead merged Victorian and Arts & Crafts architectural styles, popular at that time, with English and European Revival Styles to create a new form of contemporary American architecture, the Bay Area Shingle Style. Coxhead drew heavily from historic English precedent and he also looked to work of his English contemporaries but in this house, his own home, he showcased his ideas for creating exceptional design on what most considered a difficult site to build and an excuse for moderate architecture: a narrow city lot.

Coxhead was responsive to the site, a type of site that was characteristic of the San Francisco Bay Area at that time. Along with Willis Polk, Coxhead created entertaining responses to the pronounced irregularities of the Bay Area's terrain, maximizing views of the natural features of the San Francisco Bay Area from the property, a design technique then beginning to be embraced in the Bay Area in 1893. This design is the embodiment of natural simplicity adapted to a complex site. The period of significance is 1893, the year of construction (Longstreth).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

This unique property was one of the first examples of Bay Area Shingle Style Architecture, or First Bay Tradition (Brown), and was the personal residence and showcase for these ideas for English Architect, Ernest Albert Coxhead.

Ernest Coxhead, biography, related to this property

This house was owned by Ernest Coxhead (1863-1933) **(Figures 6 [at the house] and Figure 23)** was a English, European trained architect who arrived in California just before the turn of the twentieth century. Ernest, the fourth of six children, was born in the Sussex coastal town of Eastbourne and raised in a family of moderate means. His father was a schoolmaster in Hampstead, and later a lodging-house keeper in Sussex coastal towns. At fifteen Coxhead began working for a local civil engineer, George Wallis, doing public works projects in Eastbourne.

In 1883 Coxhead attended the Royal Academy of Fine Arts in London and in November 1886 he was elected an associate of the Royal Institute of British Architects (RIBA) where he won the Silver Medal for drawing. The time Coxhead spent at the Academy gave him the most thorough preparation in architecture then available in England. Richard Phene Spiers, master at the Academy and classically trained at the Ecole des Beaux Arts in France, led Coxhead's training in the theory that buildings should rationally express their function and materials, a key theory used in the design of this property.

Upon conclusion of his studies at the Academy, Coxhead left England for the United States. He opened an office in Los Angeles assisted by his older brother in 1887. Almeric took charge of the firm's business affairs with his promise of work from the Episcopal diocese designing their churches and the promise of work in California as the new Eden. (Longstreth, p. 51).

In 1889, by then a well-established designer of churches in southern California, Coxhead moved to San Francisco with his brother Almeric with commissions to design more churches, and the promise of commissions in public and residential architecture for wealthy emerging civic leaders and philanthropists: an opportunity to create a new style of architecture. In 1893 he designed and built this house with a studio for himself and his family at 2421 Green Street in San Francisco. As his personal residence, he presumably used it to express his ideas and training in architectural design and to showcase his new design theories and ideas using local materials for friends, colleagues, and clients to see and is an excellent example of the start of the Bay Area Shingle Style. This property provides a lead in directing Bay Area culture away from the Victorian Era into the Modern. At that time in this property Coxhead with his European training had a fresh environment to explore a new style of architectural design with colleagues and young architects including Bernard Maybeck, Willis Polk, and A.C. Schweinfurth among others.

One of his first commissions in San Francisco was the California adaptation of classical design in a church, St. John the Evangelist, 1890-91, (**Figure 3**). This building was unfortunately lost in the fire following the 1906 earthquake but some of the features of this church were used in this property (the interpretation of classical design, the tower-like façade and maximizing views of the San Francisco Bay, for example).

During Coxhead's time living at this property he was inspired to organize and direct the A.E.F. School of Architecture for members of the United States armed forces stationed in France from 1918 to 1919 (UC Berkeley Environmental Design Archives), presumably teaching design research studied while living at this house.

Coxhead & Coxhead, the firm

As most architect's own homes are, it was used as an example of Coxhead & Coxhead's work, and presumably a studio where Coxhead & Coxhead designs were developed.

Ernest Coxhead started working with his older brother Almeric in January 1887 in Los Angeles, California. Almeric ran the business affairs leaving Ernest to focus on architecture and design. Coxhead's commissions included churches, residences, public buildings and schools with one of his primary sponsors being the Reverend of the Swendenborgian Church Joseph Worcester for whom he built churches and residences, all expressing the unique characteristics of the natural materials available in the San Francisco Bay area and simplicity of design. The Coxhead office moved to the Hearst Building in San Francisco in the early 1890s and transitioned from ecclesiastical architecture to residential architecture at that time. A partial list of some of the more notable commissions are listed below. This list has been compiled from a number of sources, primarily through the research work of Longstreth and Weinstein as noted in the bibliography. With few office records remaining—Coxhead's downtown San Francisco office was destroyed in the 1906 earthquake and fire—a complete list of Coxhead's work may never be compiled.

Churches
Church of St. Augustine-by-the-Sea, 12274th St., Santa Monica, 1887 (d)
Church of the Ascension, St. Louis Street, Los Angeles, 1887
All Saints Episcopal Church, Euclid Ave., Pasadena, 1888
Church of the Epiphany, Altura St., Los Angeles, 1888
Church of the Messiah, Bush St., Santa Ana, 1888
First Presbyterian Church, 3rd and Arizona St., Santa Monica, 1888
First English Lutheran Church, 8th and Flower St., Los Angeles1888 (d)
Christ Episcopal Church, Santa Clara and Grand, Alameda, 1889
First Congregational Church, 6th and Hill, Los Angeles, 1889
Memorial Church of the Angels, Avenue 64, Los Angeles, 1889
St. John's Episcopal Church, El Dorado and Miner, Stockton, 1889
St. John's Episcopal Church, Guild Hall, El Dorado and Miner, Stockton, 1889(a)
Chapel of St. John the Evangelist Episcopal Church, 1860 S. Chelton Rd., Monterey, 1890 **(Figure 24)**
Chapel of St. Mary the Virgin, Filbert, between Filmore and Steiner, San Francisco, 1890
Chapel of the Holy Innocents, 455 Fair Oaks, San Francisco, 1890
Church of St. John the Evangelist, 15th and Julian Streets, San Francisco, 1890 (d) **(Figure 3)**
St. John's Episcopal Church, 5th and C Streets, Petaluma, 1890
Church of the Advent, 11th Street, San Francisco, 1891, **(Figure 25)** (d)
First English Lutheran Church, 16th and J, Sacramento, 1891(d)
St. James Episcopal Church, Paso Robles, 1891
St. Peter's Episcopal Church, Jefferson and Elm, Red Bluff, 1891
Trinity Church, 1668 Bush St., San Francisco, 1891
St. Luke's Church, Van Ness and Clay, San Francisco, 1896
Chapel, Church Divinity School of the Pacific, San Mateo, 1901 (d)

Public and Civic Buildings
Luning Building, Market, Drumm, and California Streets, San Francisco, 1892 (d)
Oakland Gas Heat and Lighting Company Building, 13th and Clay, Oakland, 1892 (d)
Beta Theta Pi fraternity house, 2607 Hearst Ave., Berkeley, 1893
Commercial building for Luning Estate, Turk and Larkin, San Francisco, 1893 (d)
Pacific Telephone (originally The Home Telephone Company) headquarters, 333 Grant, San Francisco, 1908

Described as "remarkably modern" and "quirky" Ernest Coxhead's notable home designs including 2421 Green are elaborately described by David Weinstein in his book with photographer Linda Svendsen published by Gibbs and Smith, *Signature Architects of the San Francisco Bay Area* **(Figures 26, 27, 28, 29, 30):**

Residences
Alpheus Sturge House, Thomas Street, Los Angeles, 1888
James McKinley House, West Adams Ave., Los Angeles, 1889 (d)
James Davis House, San Mateo, 1890 (d)
David Greenleaf House, Santa Clara Ave., Alameda, 1891
James McGauley House, 2423 Green, San Francisco, 1891
Andrew Carrigan House, Park Drive, San Anselmo, 1892
E. Wiler Churchill House, Combs Drive, Napa, 1892 **(detail, Figure 28)**
David Loring House, Channing Way, Berkeley, 1892(d)
Coxhead Family "Country" Residence, NRHP #00000322, 37 East Inez Ave., San Mateo, 1893. (Typical at that time families had a country residence for the weekends and summer months and city residence to use during the work week).
William Loy House, Ellsworth Street, Berkeley, 1893 (d)
Charles Murdock House, 2710 Scott Street, San Francisco, 1893 **(Figure 32)**
George Whittell House, 1271 Caroline Street, Alameda, 1893
Edwin Tobias Earl House, Wilshire Blvd., Los Angeles, 1894
Gillespie House, 2940 Jackson Street, San Francisco, 1894
Andrew Carrigan House, 96 Park Drive, San Anselmo, 1895
James Brown-Reginald Knight Smith House, 2600 Jackson St., San Francisco, 1895 **(Figure 31)**
Earl House, Wilshire Blvd., Los Angeles, 1895
McFarland House, 400 Clayton Street, San Francisco, 1895
Russell Osborn House, 3362 Clay Street, San Francisco, 1896
C.L. Perkins House, 157 Elm, San Mateo, 1896 (d)
John Simpson House, 2520 Vallejo, San Francisco, 1896 (d)
James Ferguson House, 2511 Baker Street, north of Vallejo, San Francisco, 1897
Robert Foute House, 1915 Gough Street, San Francisco, 1897 (d)
Margaret Jones House, 1820 Washington Street, San Francisco, 1897 (d)
Lilienthal Houses, California and Gough, San Francisco, 1897
Alonzo McFarland Apartment House, O'Farrell Street, San Francisco, 1897
Julian Sontag House, 2700 Scott, San Francisco, 1897, extant
Irving Scott House, Pacific Avenue, west of Divisidero, San Francisco, 1899
Sarah Spooner House, San Francisco, 1899-1900

Charles Dougherty House, Foothill Road, Pleasanton, 1900
Julian Waybur House, 3232 Pacific Ave., San Francisco, 1900, NRHP #11000143.
George Bixby House, Long Beach, 1901
George Stratton House, Hillside Avenue, Berkeley, 1901 (d)

(d) lost, demolished

Ownership of Property

The house was designed and occupied as the architect's personal residence and presumably also used as a studio in 1892, and built in 1893. While the house was under construction, Coxhead lived at 2419 (a.k.a. 2417) Green (Longstreth). From 1893-1922 the residence was owned by the Coxhead brothers. Ernest lived in the home with his wife and three children until 1903. The house was considered a family residence with various members of the Coxhead family meeting and living there during appropriate weather until 1922. In 1922 his brother Almeric sold the house to the E.H. Bosquis (a.k.a. Edward Bosqui) family, a San Francisco painter who sold the house to Reed Hunt a number of years later.

1953 Reed Hunt sold the house to Mr. and Mrs. Francis Carroll.

1968 The James Walker family.

1971 Don and Dian Staley.

1981 Mike and Judy O'Shea. Mike O'Shea was a book artist, painter, and photographer. Judy O'Shea was a corporate CEO, writer, and artist.

1989 Philip and Rose Kaufman. Rose, who passed away in 2009, was a writer and a member of the Motion Picture Academy. Philip Kaufman is a writer, director, and film producer whose films have received 25 Academy Award nominations and 15 Emmy Award nominations. Three films on which he is credited have been inducted into the National Film Registry: *The Right Stuff, Raiders of the Lost Ark, and The Outlaw Josey Wales.*

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Archival Material

Philip Kaufman Archives.

Richard Longstreth Collection.

Bancroft Collection, University of California at Berkeley. Ernest Coxhead Architectural Drawings.

Library, San Francisco Public Library, Handy Block Books of San Francisco, San Francisco: The Hicks-Judd Company, 1909-10 Edition.

Kathryn Marsh Shaffer AIA Collection.

Lawrence B. Karp & Carol L. Karp AIA Collection.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: __U.C. Berkeley: Environmental Design Archives, Ernest Coxhead Collection, 1919-1988 ; Bancroft Collection, Berkeley, California, Berkeley Architectural Heritage Association: BAHA,

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property _less than one acre_____

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 37.795479 Longitude: -122.439416

Verbal Boundary Description (Describe the boundaries of the property.)

APN 0560027. Property labeled "A.W.S. Coxhead" in the 1909-1910 San Francisco Handy Block Book, the block bounded by Vallejo Street on the South, Scott Street on the West, Green Street on the North and Pierce Street on the East **(Figure 2)**.

Boundary Justification (Explain why the boundaries were selected.)

The building sits on one parcel. The boundary includes the building and the landscapes historically associated with the building.

---

11. Form Prepared By

Names/Titles: Lawrence B. Karp, Architect & Carol L. Karp, Architect AIA
Organization: Karp Architects
Street & Number: 100 Tres Mesas
City or Town: Orinda State: CA Zip Code: 94563
e-Mail: lbk@karp.ca & carol@karp.ca
Telephone: (415) 860-0791
Date: August 9, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Coxhead, Ernest, Residence and Studio
City or Vicinity:	San Francisco
County:	San Francisco
State:	California
Photographer:	Kathryn M. Shaffer AIA unless noted otherwise
Date Photographed:	March 23, 2017 unless noted otherwise

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 32 Ernest Coxhead house, view from the Northwest (front), camera facing southeast, March 29, 2017.

2 of 32 North (front) elevation, camera facing south, March 29, 2017.

3 of 32 Northwest (front elevation), camera facing southeast with neighborhood views, Lawrence B. Karp photographer, March 16, 2017.

4 of 32 Aerial, North (front elevation) and roof view, aerial camera facing southeast.

5 of 32 Aerial, South and East (rear and side elevations), aerial camera facing northwest.

6 of 32 Aerial, South and East (rear and side elevation), aerial camera facing northwest.

7 of 32 South (rear elevation) with views of San Francisco Bay, camera facing northeast.

8 of 32 Aerial photo of entire lot with neighbors and street.

9 of 32 North and West views, street elevation, Philip Kaufman photographer, May 23, 2017.

10 of 32 Green Street elevation, North (front) elevation, Philip Kaufman photographer, May 23, 2017.

11 of 32 South Elevation, Philip Kaufman photographer, May 23, 2017.

12 of 32 Dormer detail, Philip Kaufman photographer, May 23, 2017.

13 of 32 Entry portico, stair, and steep roof details capturing natural light. Philip Kaufman photographer, May 23, 2017.

14 of 32 North elevation, studio window on Northeast corner. Philip Kaufman photographer, May 23, 2017.

15 of 32 English entrance blended with Shingle Style. Philip Kaufman photographer, May 23, 2017.

16 of 32 Dining room. Philip Kaufman photographer, May 23, 2017.

17 of 32 Dining room with ship's pass through and corner fireplace. Philip Kaufman photographer, May 23, 2017.

18 of 32 Ship's stair. Philip Kaufman photographer, May 23, 2017.

19 of 32 Gallery ceiling with natural light. Philip Kaufman photographer, May 23, 2017.

20 of 32 Attendant bench at window. Philip Kaufman photographer, May 23, 2017.

21 of 32 Fireplace detail. Philip Kaufman photographer, May 23, 2017.

22 of 32 View of Casebolt house and San Francisco skyline from upstairs window. Philip Kaufman photographer, May 23, 2017.

23 of 32 Top floor fireplace and ceiling detail. Philip Kaufman photographer, May 23, 2017.

24 of 32 Windows and doors to urban garden. Philip Kaufman photographer, May 23, 2017.

25 of 32 Dormers naturally light and ventilate upstairs office. Philip Kaufman photographer, May 23, 2017.

26 of 32 Interior gallery and fireplace. Philip Kaufman photographer, May 23, 2017.

27 of 32 Interior gallery and ships stair. Philip Kaufman photographer, May 23, 2017.

28 of 32 A dramatic English style comforting hearth. Philip Kaufman photographer, May 23, 2017.

29 of 32 Modulated ceiling configurations to achieve a dramatic effect around a cozy hearth. Philip Kaufman photographer, May 23, 2017.

30 of 32 View of the Casebolt House from the Coxhead house garden . Philip Kaufman photographer, May 23, 2017.

31 of 32 Interior view of the presumed studio of the house and Northeast corner window where Coxhead presumably had his drafting table naturally lit with North light and views of the street and the San Francisco Bay beyond.

32 of 32 Exterior view with the corner Cotswold style window presumably for Ernest Coxhead's drafting table on the third floor. The photo shows how the building design maximizes the street frontage and highlights the narrowness of the lot.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Charles Dougherty House, Foothill Road, Pleasanton, 1900
Julian Waybur House, 3232 Pacific Ave., San Francisco, 1900, NRHP #11000143.
George Bixby House, Long Beach, 1901
George Stratton House, Hillside Avenue, Berkeley, 1901 (d)

(d) lost, demolished

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1971 Don and Dian Staley.

1981 Mike and Judy O'Shea. Mike O'Shea was a book artist, painter, and photographer. Judy O'Shea was a corporate CEO, writer, and artist.

1989 Philip and Rose Kaufman. Rose, who passed away in 2009, was a writer and a member of the Motion Picture Academy. Philip Kaufman is a writer, director, and film producer whose films have received 25 Academy Award nominations and 15 Emmy Award nominations. Three films on which he is credited have been inducted into the National Film Registry: *The Right Stuff, Raiders of the Lost Ark, and The Outlaw Josey Wales.*

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Archival Material

Philip Kaufman Archives.

Richard Longstreth Collection.

Bancroft Collection, University of California at Berkeley. Ernest Coxhead Architectural Drawings.

Library, San Francisco Public Library, Handy Block Books of San Francisco, San Francisco: The Hicks-Judd Company, 1909-10 Edition.

Kathryn Marsh Shaffer AIA Collection.

Lawrence B. Karp & Carol L. Karp AIA Collection.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: __U.C. Berkeley: Environmental Design Archives, Ernest Coxhead Collection, 1919-1988 ; Bancroft Collection, Berkeley, California, Berkeley Architectural Heritage Association: BAHA,

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property _less than one acre_____

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)
1. Latitude: 37.795479 Longitude: -122.439416

Verbal Boundary Description (Describe the boundaries of the property.)

APN 0560027. Property labeled "A.W.S. Coxhead" in the 1909-1910 San Francisco Handy Block Book, the block bounded by Vallejo Street on the South, Scott Street on the West, Green Street on the North and Pierce Street on the East **(Figure 2)**.

Boundary Justification (Explain why the boundaries were selected.)

The building sits on one parcel. The boundary includes the building and the landscapes historically associated with the building.

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11. Form Prepared By

Names/Titles: Lawrence B. Karp, Architect & Carol L. Karp, Architect AIA
Organization: Karp Architects
Street & Number: 100 Tres Mesas
City or Town: Orinda State: CA Zip Code: 94563
e-Mail: lbk@karp.ca & carol@karp.ca
Telephone: (415) 860-0791
Date: August 9, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Coxhead, Ernest, Residence and Studio
City or Vicinity:	San Francisco
County:	San Francisco
State:	California
Photographer:	Kathryn M. Shaffer AIA unless noted otherwise
Date Photographed:	March 23, 2017 unless noted otherwise

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 32 Ernest Coxhead house, view from the Northwest (front), camera facing southeast, March 29, 2017.

2 of 32 North (front) elevation, camera facing south, March 29, 2017.

3 of 32 Northwest (front elevation), camera facing southeast with neighborhood views, Lawrence B. Karp photographer, March 16, 2017.

4 of 32 Aerial, North (front elevation) and roof view, aerial camera facing southeast.

5 of 32 Aerial, South and East (rear and side elevations), aerial camera facing northwest.

6 of 32 Aerial, South and East (rear and side elevation), aerial camera facing northwest.

7 of 32 South (rear elevation) with views of San Francisco Bay, camera facing northeast.

8 of 32 Aerial photo of entire lot with neighbors and street.

9 of 32 North and West views, street elevation, Philip Kaufman photographer, May 23, 2017.

10 of 32 Green Street elevation, North (front) elevation, Philip Kaufman photographer, May 23, 2017.

11 of 32 South Elevation, Philip Kaufman photographer, May 23, 2017.

12 of 32 Dormer detail, Philip Kaufman photographer, May 23, 2017.

13 of 32 Entry portico, stair, and steep roof details capturing natural light. Philip Kaufman photographer, May 23, 2017.

14 of 32 North elevation, studio window on Northeast corner. Philip Kaufman photographer, May 23, 2017.

15 of 32 English entrance blended with Shingle Style. Philip Kaufman photographer, May 23, 2017.

16 of 32 Dining room. Philip Kaufman photographer, May 23, 2017.

29 of 32 Modulated ceiling configurations to achieve a dramatic effect around a cozy hearth. Philip Kaufman photographer, May 23, 2017.

30 of 32 View of the Casebolt House from the Coxhead house garden . Philip Kaufman photographer, May 23, 2017.

31 of 32 Interior view of the presumed studio of the house and Northeast corner window where Coxhead presumably had his drafting table naturally lit with North light and views of the street and the San Francisco Bay beyond.

32 of 32 Exterior view with the corner Cotswold style window presumably for Ernest Coxhead's drafting table on the third floor. The photo shows how the building design maximizes the street frontage and highlights the narrowness of the lot.

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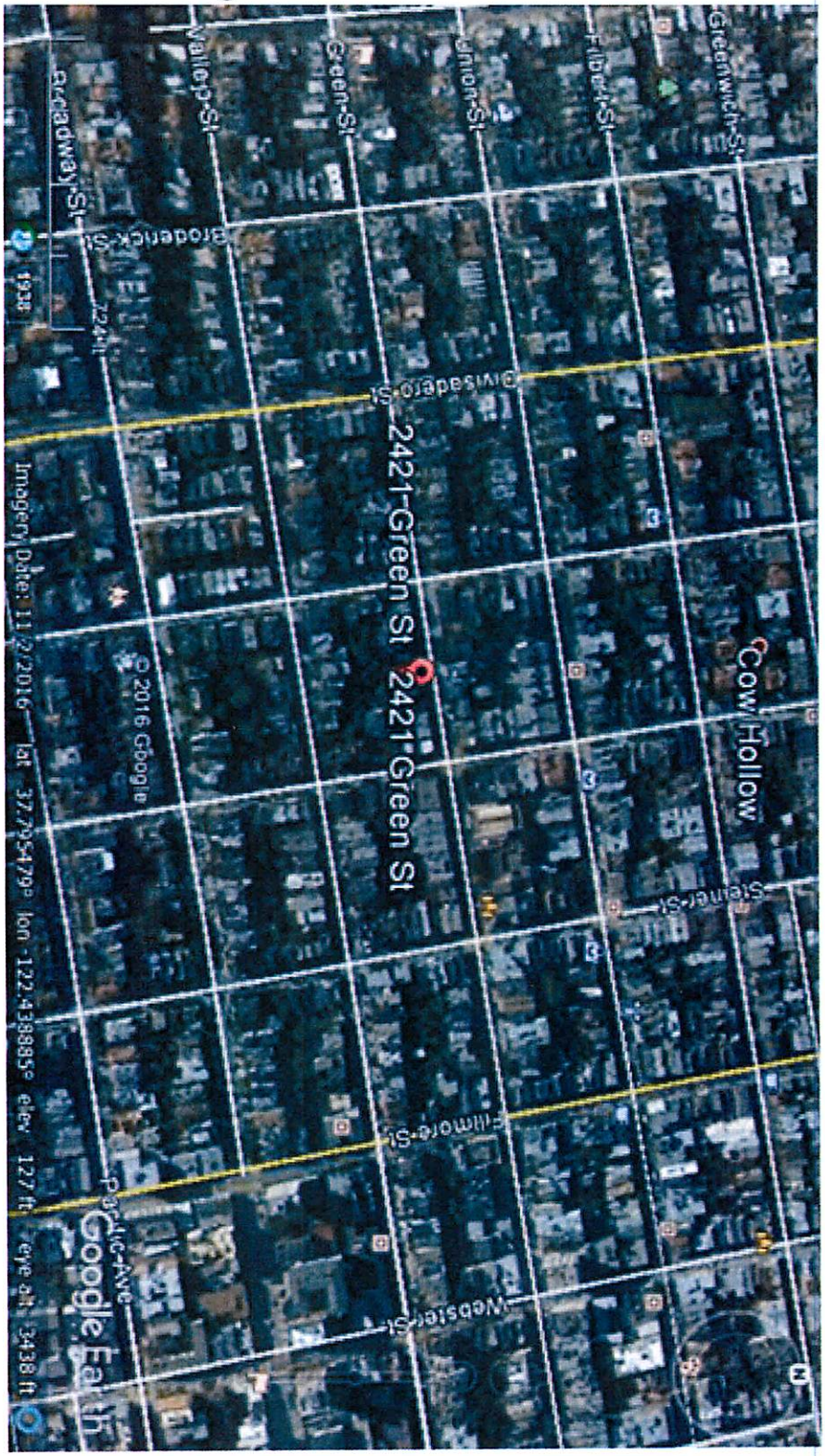
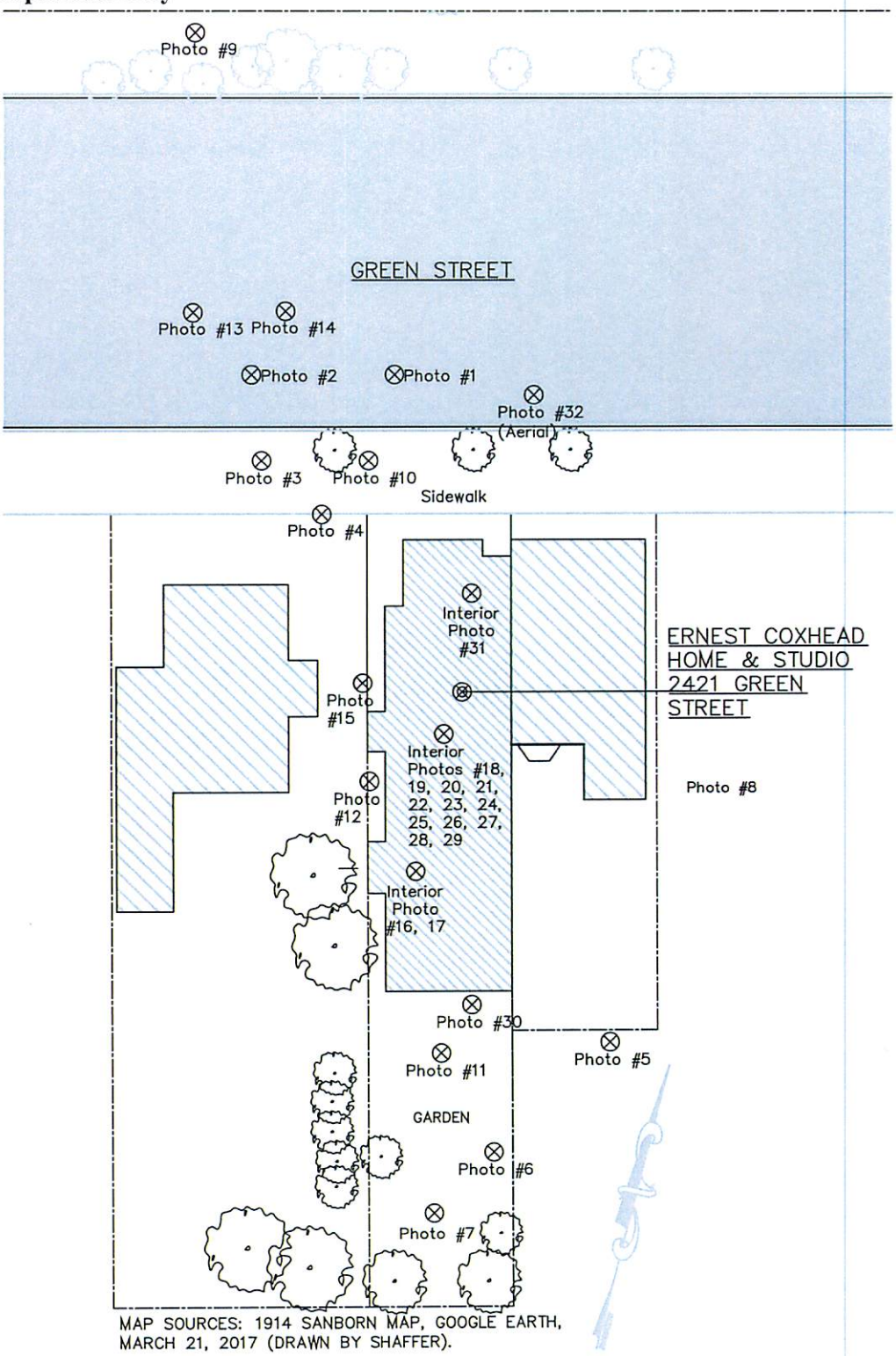
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Location Map

Latitude: 37.795479 Longitude: -122.439416



Sketch Map/Photo Key



MAP SOURCES: 1914 SANBORN MAP, GOOGLE EARTH, MARCH 21, 2017 (DRAWN BY SHAFFER).

Location Map

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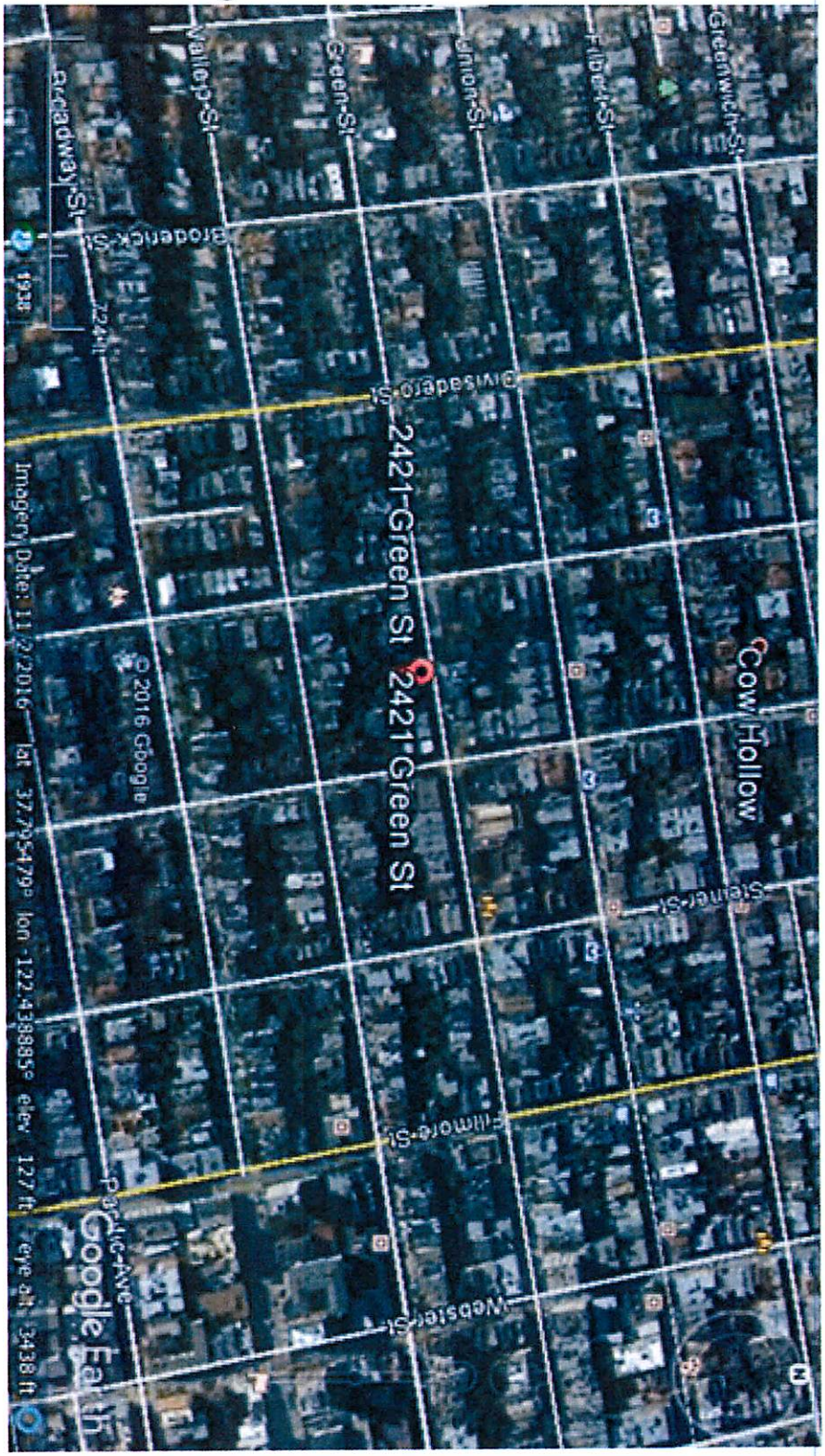

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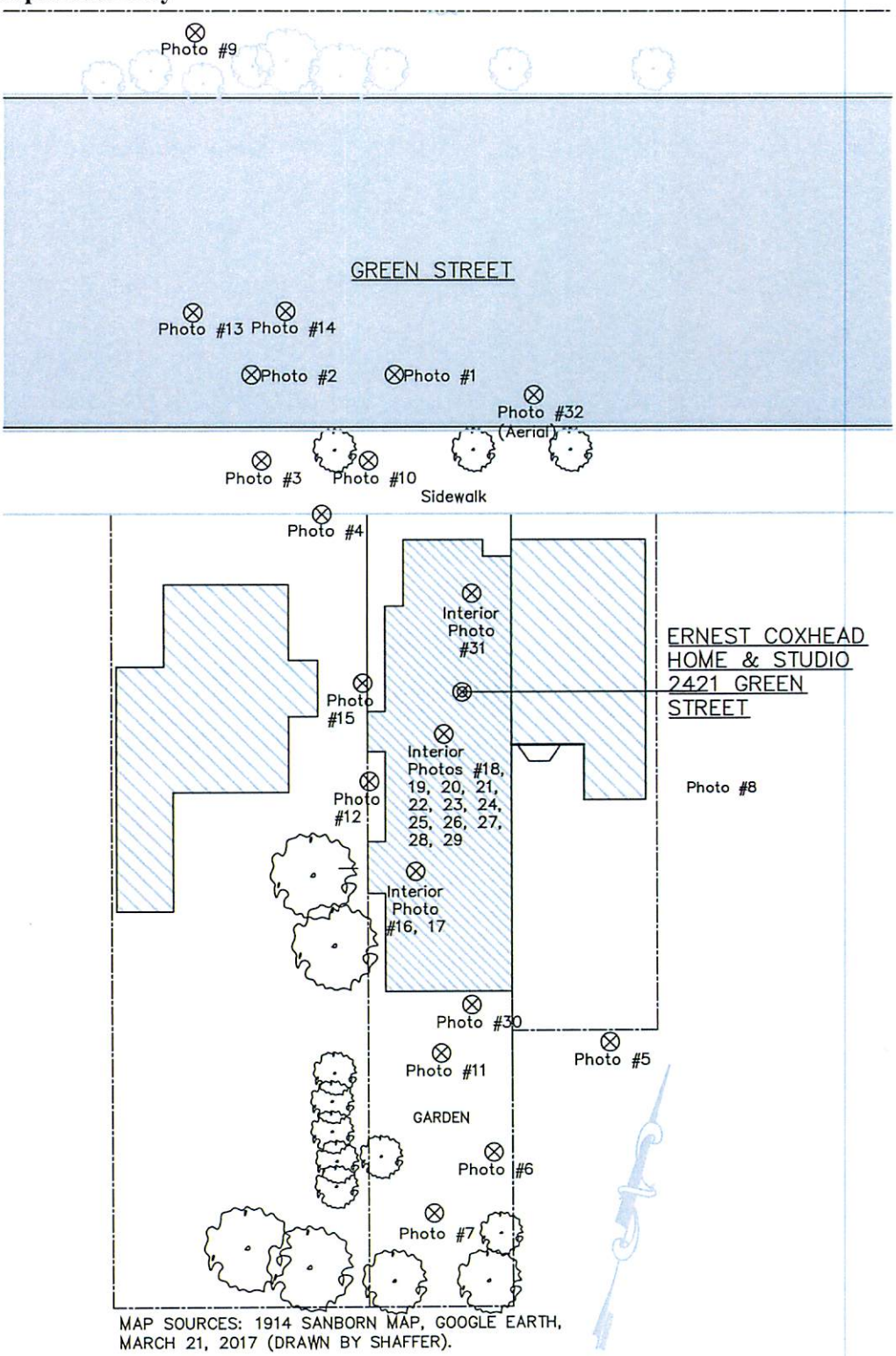


MAP SOURCES: 1914 SANBORN MAP, GOOGLE EARTH, MARCH 21, 2017 (DRAWN BY SHAFFER).

Figure 1. Floor Plan, drawn by Howard Moise (Longstreth)

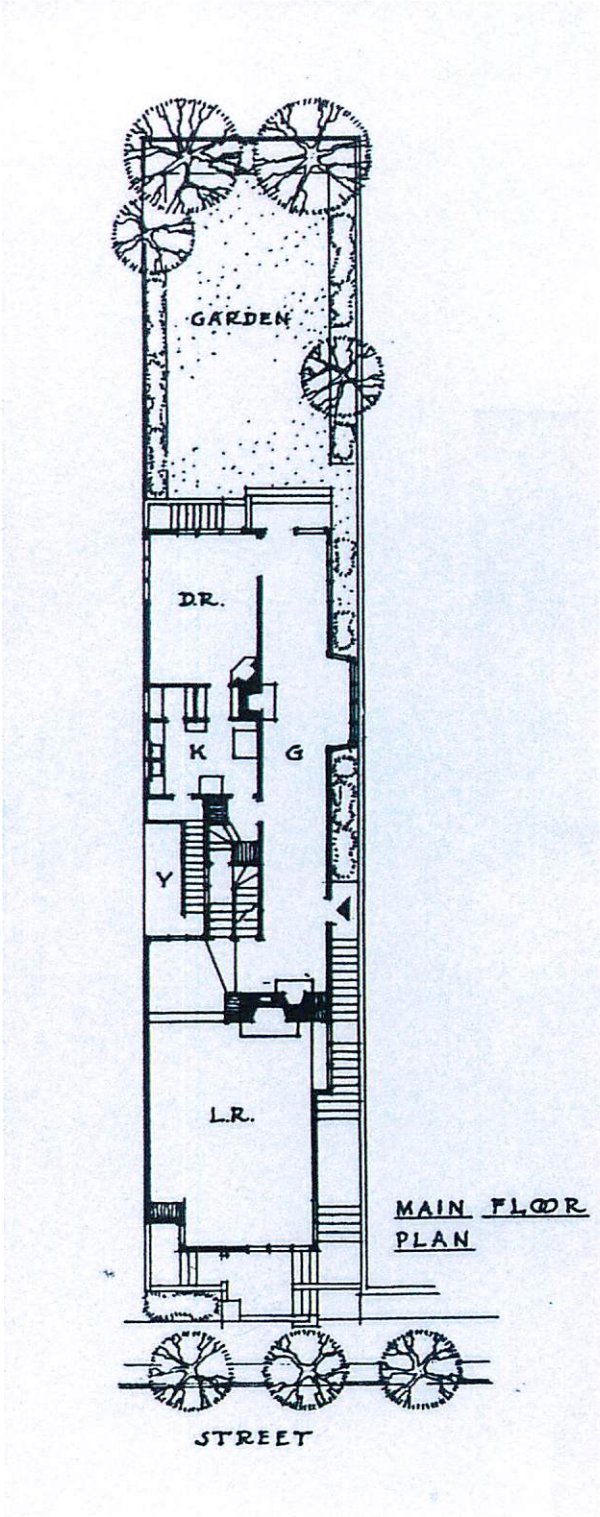


Figure 2. Pre-construction, looking north, 1892; Coxhead lot center, McGauley House left. San Francisco Bay in the distance (Kaufman Archives, photographer unknown)

Figure 3. Church of St. John the Evangelist, San Francisco, 1890-91, featuring tower facades and steeply pitched roofs also featured in The Ernest Coxhead Residence and Studio, destroyed 1906 (Longstreth, p. 97, photographer unknown) .

Figure 4. Ernest Coxhead house, 1893 *(during construction, left)* James McGauley house, 1892 *(right)* (Longstreth, p. 128, photographer unknown)

Figure 5. Coxhead house, uphill, rear view, of the West and South elevations, 1893, during construction (Longstreth, p. 128, courtesy John Beach, photographer unknown)

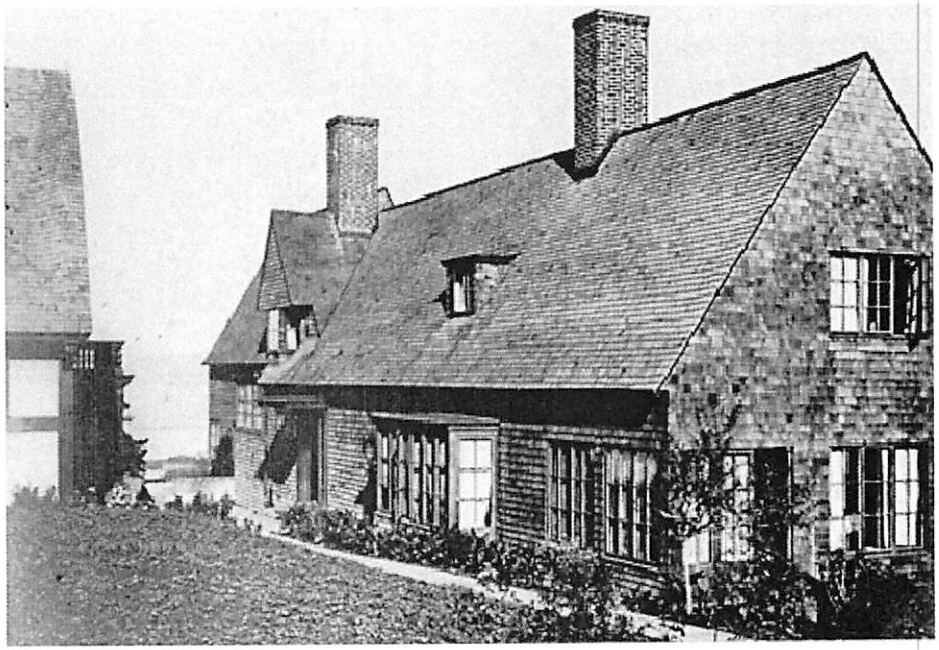


Figure 6. "Coxhead with his daughter in the garden of their San Francisco house, ca. 1900 (courtesy John Beach)."(Longstreth, p. 4).

Figure 7. "Ernest Coxhead's House, San Francisco, California, 1893…thanks to his work and education Coxhead possessed a solid grounding in classical design, with its emphasis on a clear expression of the building program and its emphasis on proportions." Excerpt from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999, pages 124-129)

Figure 8. "In his own residence there is an ever-changing path up to and through the premises." (1977, Longstreth, photographer, p. 130)

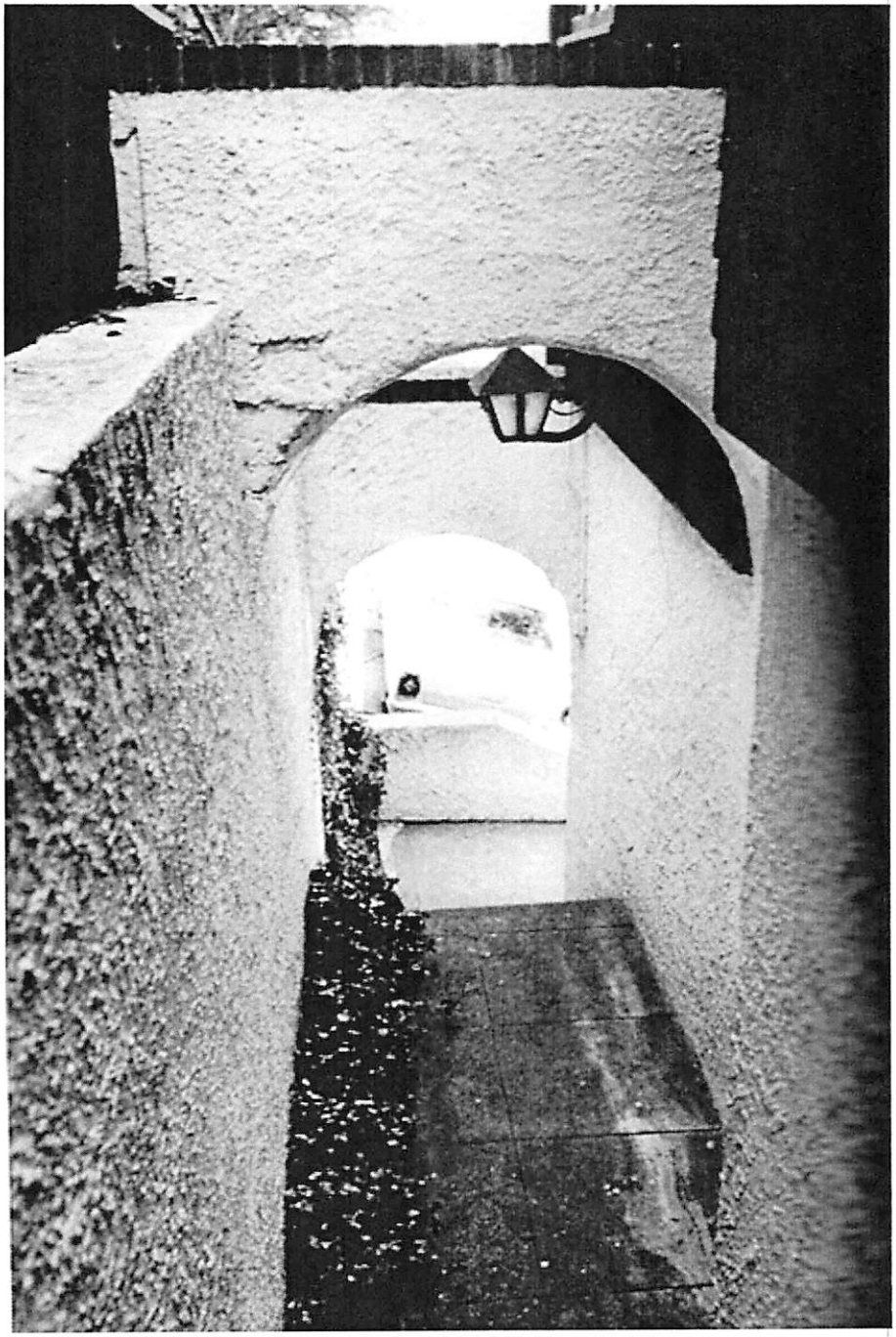


Figure 9. Front Elevation, drawn by Howard Moise (Longstreth)

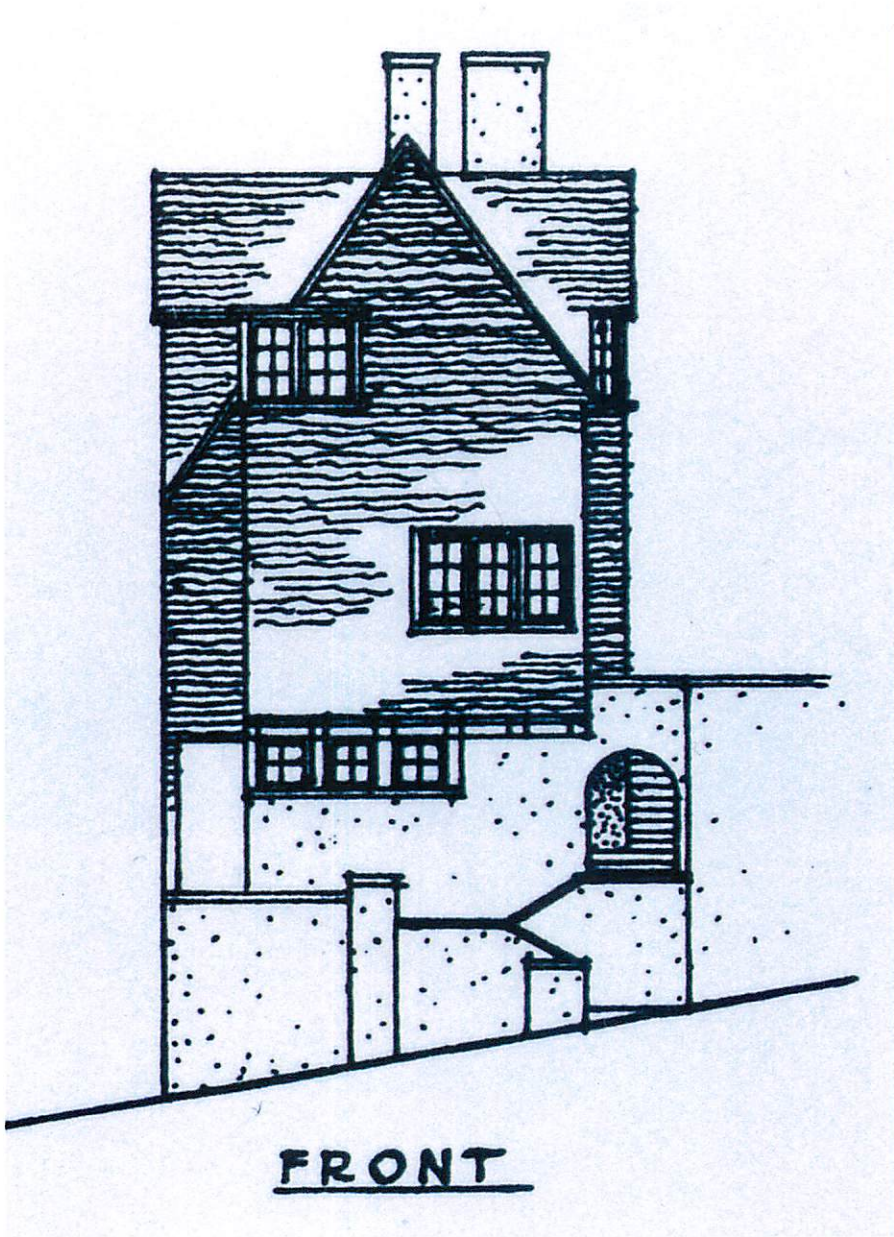


Figure 10. Architectural historians have highlighted features of this house in their work. Fireplace by front door opens to wide hall (left); redwood gallery from foyer to rear garden (right). From *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)

Figure 11. Dining room (left); Bedroom (center); Stairwell (right), from *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)

Figure 12. Dining room with garden views, from *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)

Figure 13. One of the narrowest lots in San Francisco, California: Sanborn Map Company, Volume. 3, 1913, Sheet 273. 2421 Green noted with arrow. Coxhead's design "exploits a difficult site to create a dramatic effect" (Longstreth, p. 128).

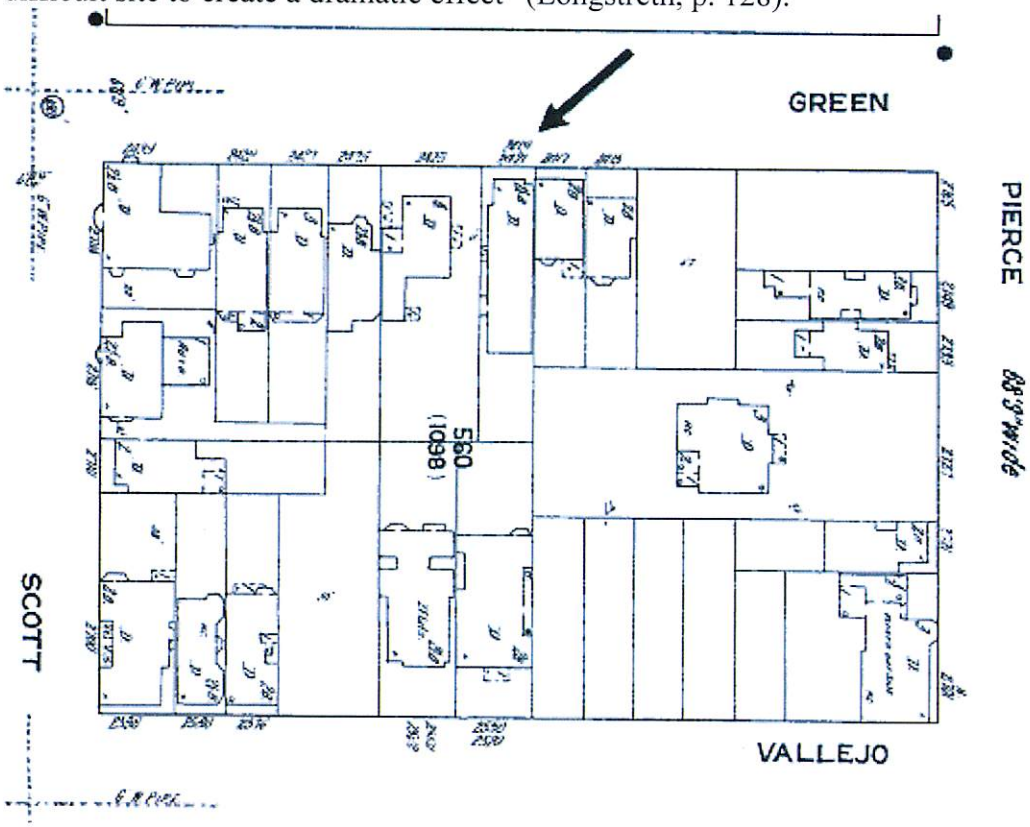


Figure 14. A functional fireplace at rear of long gallery for light and heat, from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999)

Figure 15. Living room, from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999)

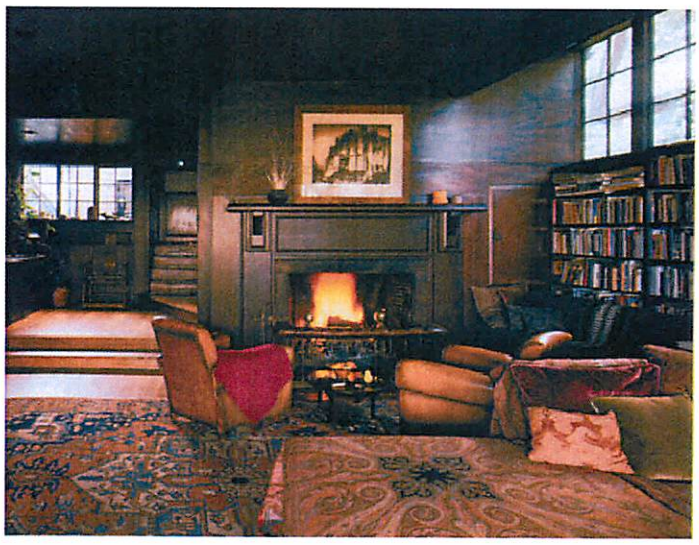


Figure 16. At the rear of the long gallery, from *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan © 1999)

Figure 17. "The narrow site gave rise to some unusual innovations…with two hearths introduced, this gallery divides itself into separate sitting areas" (Roth/Morgan, p. 128), *Shingle Styles: Innovation and Tradition in American Architecture 1874 to 1982* (Roth/Morgan).

Figure 18. "The tiny staircase demonstrates Coxhead's skill in turning the exigencies of a narrow lot to a picturesque advantage." (Roth/Morgan, p. 128)

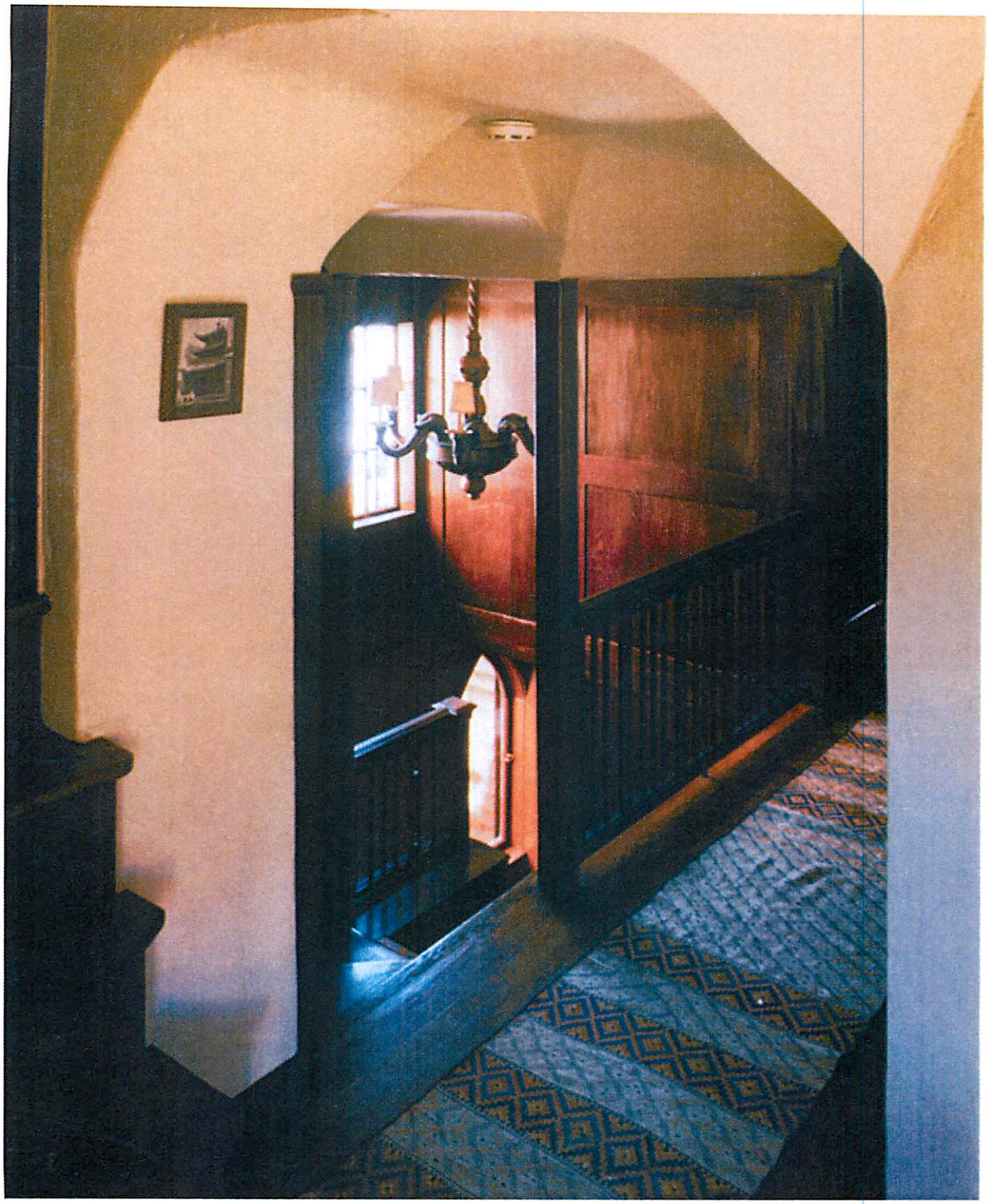


Figure 19. Unique exposed truss details, first experimented with in the studio of the Ernest Coxhead Residence and Studio **(Photo 29)** becomes a featured detail in a project for Frank Washington built at few years later in Mill Valley, California (Longstreth, p. 171).

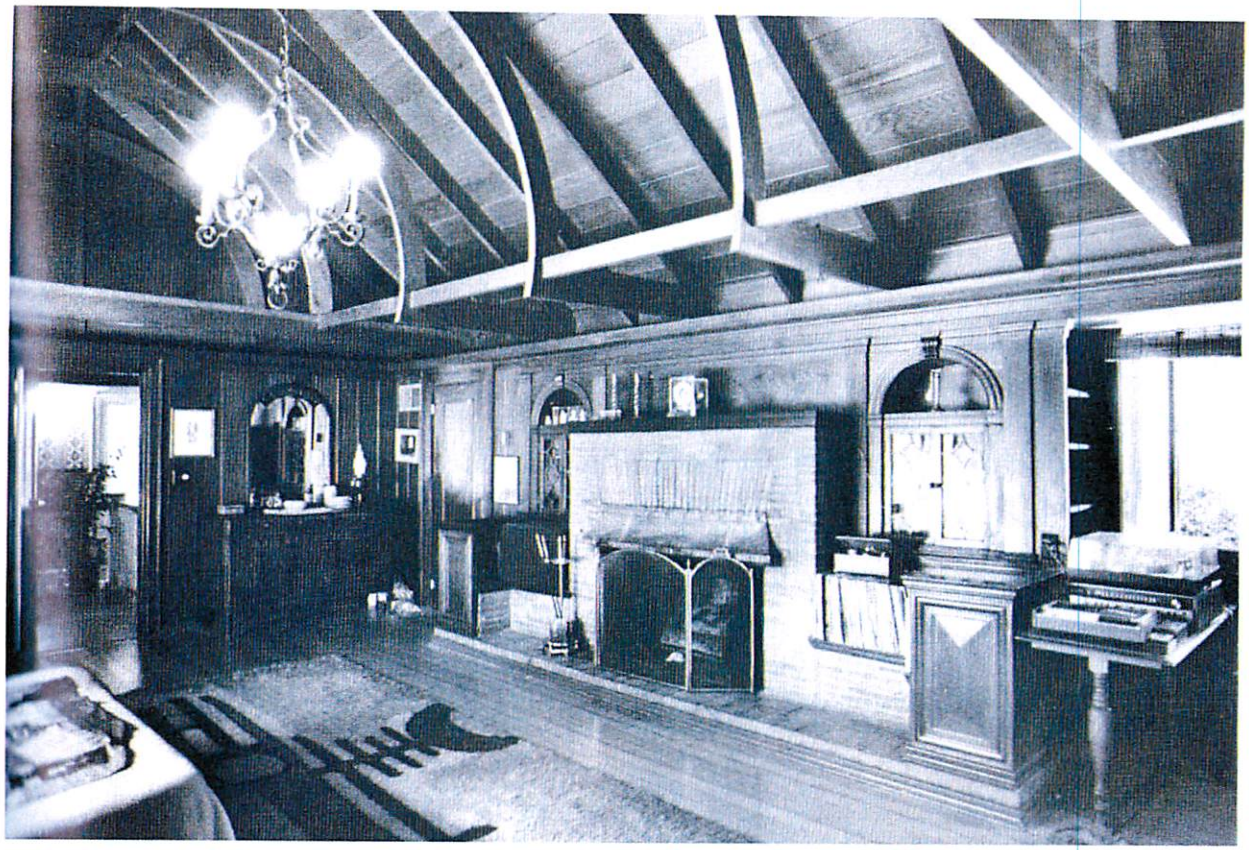


Figure 20. Gallery, from *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Longstreth © 1989)

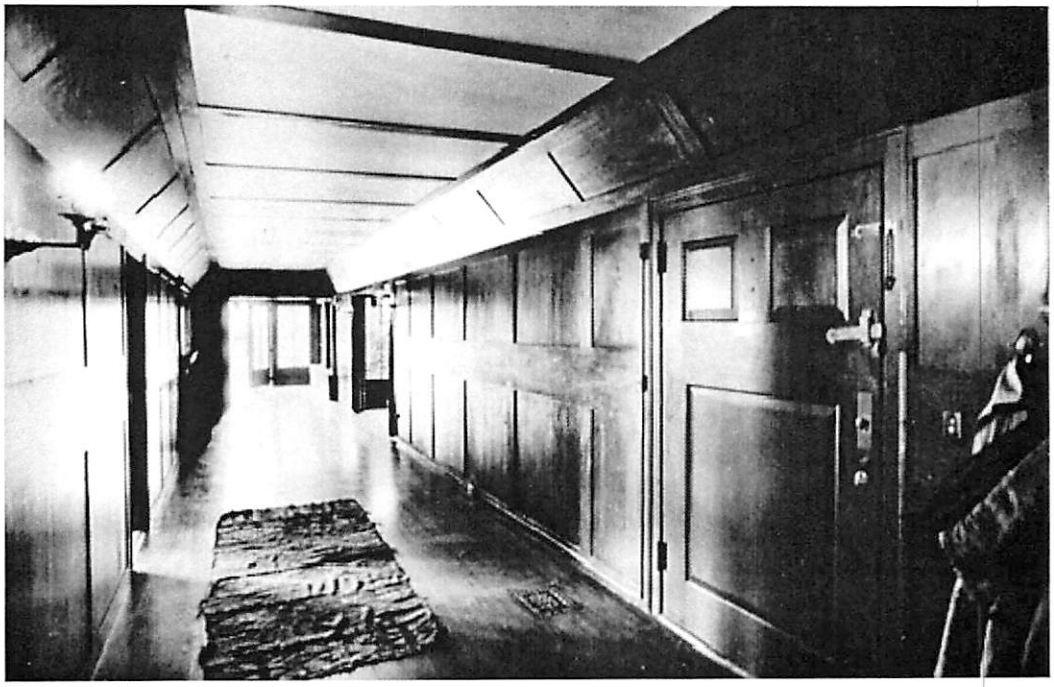


Figure 21. Living room, from *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Longstreth © 1989)

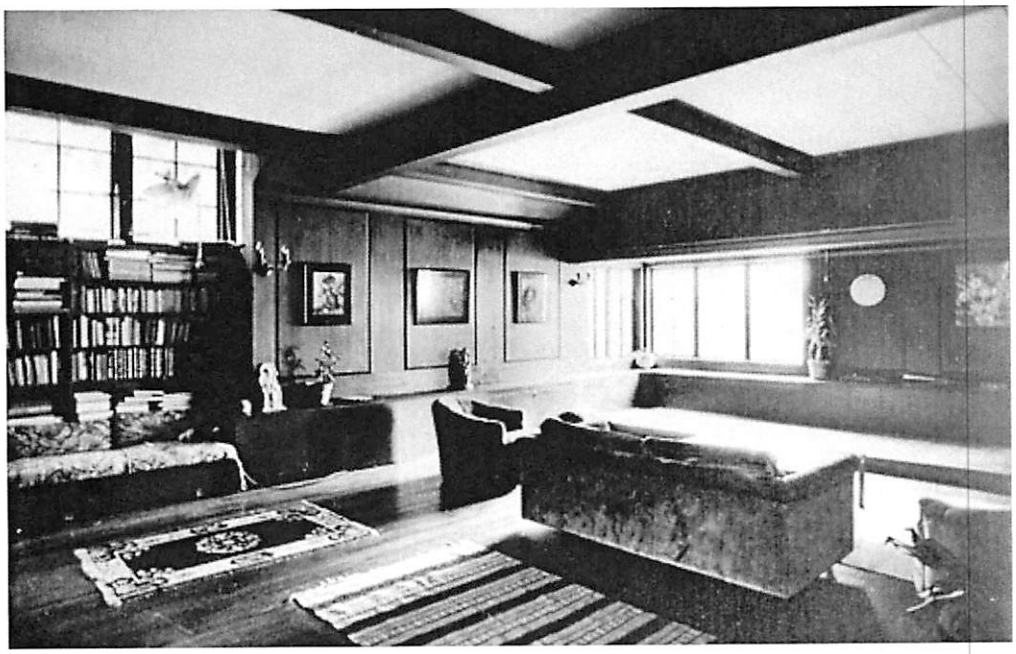


Figure 22. Street façade, featured in the book *Bay Area Style: Houses of the San Francisco Bay Region* (Weingarten/Weintraub © 2004)

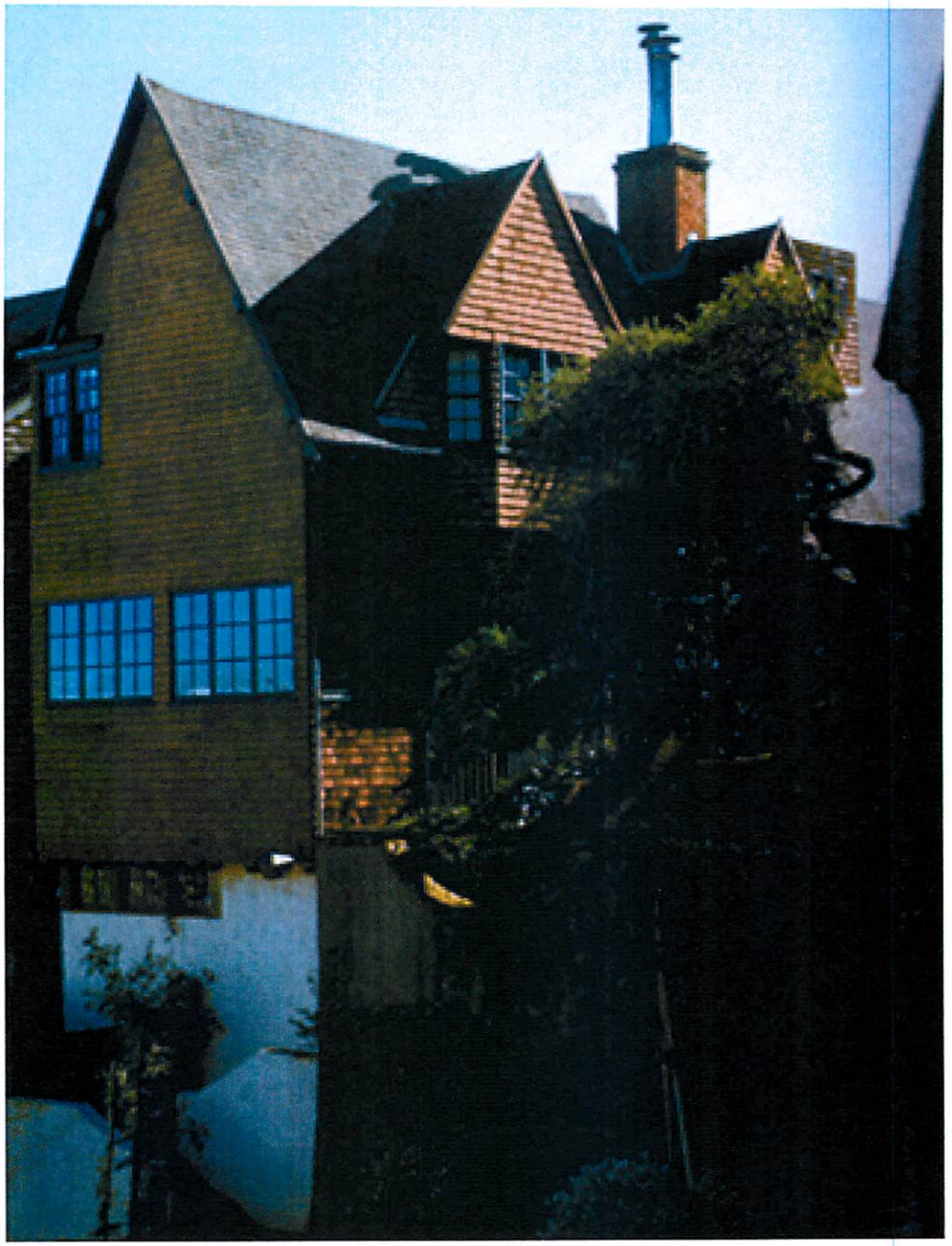


Figure 23. Ernest Coxhead (1863-1933), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)

Figure 24. St. John's Episcopal Church, Monterey (1891), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)

Figure 25. Church of the Advent, San Francisco (1891-92), from *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Longstreth © 1989)

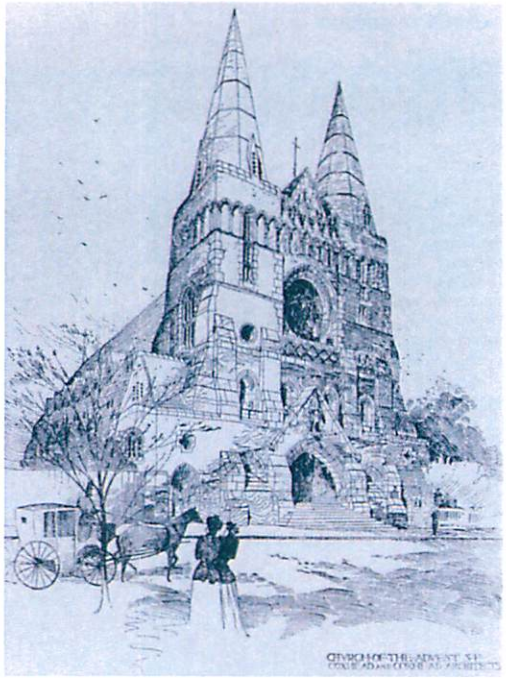


Figure 26. Julian Waybur House, San Francisco (2006), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006). A classical entrance with similar characteristics to Coxhead's own personal residence at 2421 Green.

A balcony takes the shape of the staircase within the San Francisco house.

Figure 27. Churchill House, Coombs Drive, Napa, California, (2006), from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006). Another classical entrance experimenting with shingles and classical columns, details first featured in Coxhead's own residence at 2421 Green in San Francisco.

Figure 28. Innovative diamond shingle pattern discussed in *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006), a detail Coxhead developed in his own house first.

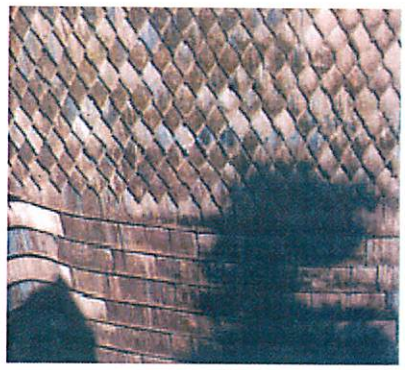


Figure 29. An example of Coxhead's "remarkably modern" and "quirky" interpretation of English Architecture to a California site, from *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)

Figure 30. Stunning features of the Bay Area Shingle Style that started in Ernest Coxhead's own house are repeated in the country Churchill House constructed at the same time in Napa, California and is written about extensively in the book *Signature Architects of the San Francisco Bay Area* (Weinstein/Svendsen © 2006)

Figure 31. James Brown-Reginald Knight Smith house, 1895 (2017, photographer, Shaffer). A Coxhead house in San Francisco. This figure serves as a comparative analysis of Coxhead's training as an English architect and his ability to interpret it into a new California style of architecture making Coxhead one of the most influential architects in a developing geographic area at the turn of the twentieth century.

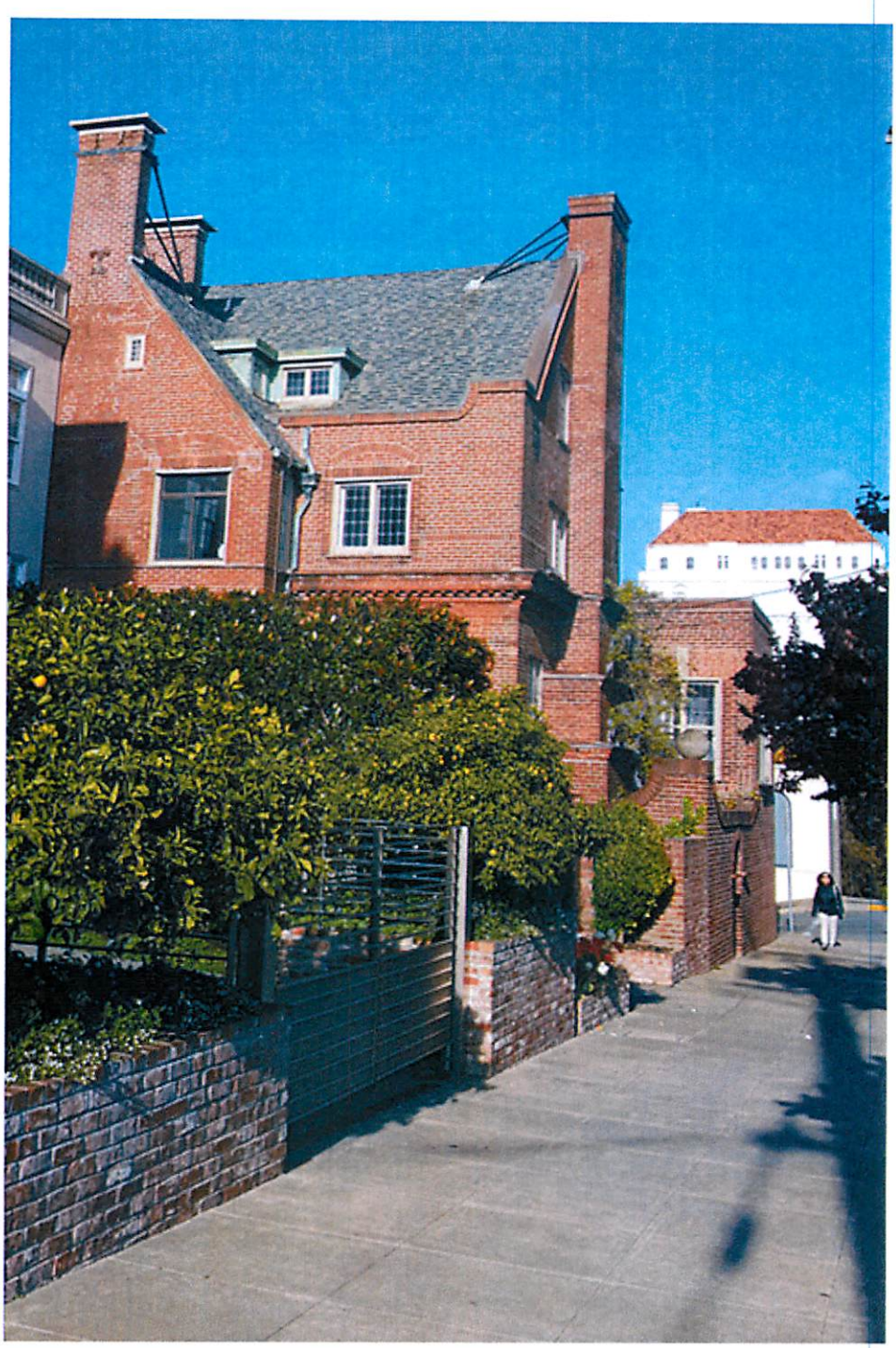


Figure 32. Charles Murdock House, San Francisco, 1893, an example of how Coxhead used his house to show examples of his design ideas that clients continued to use and replicate. Like the Ernest Coxhead Residence and Studio, the shingle style Murdock House also features an English entrance, steeply pitched roofs and a corner bay window to capture the San Francisco Bay view from the inside of the house (Longstreth, p. 132-33).

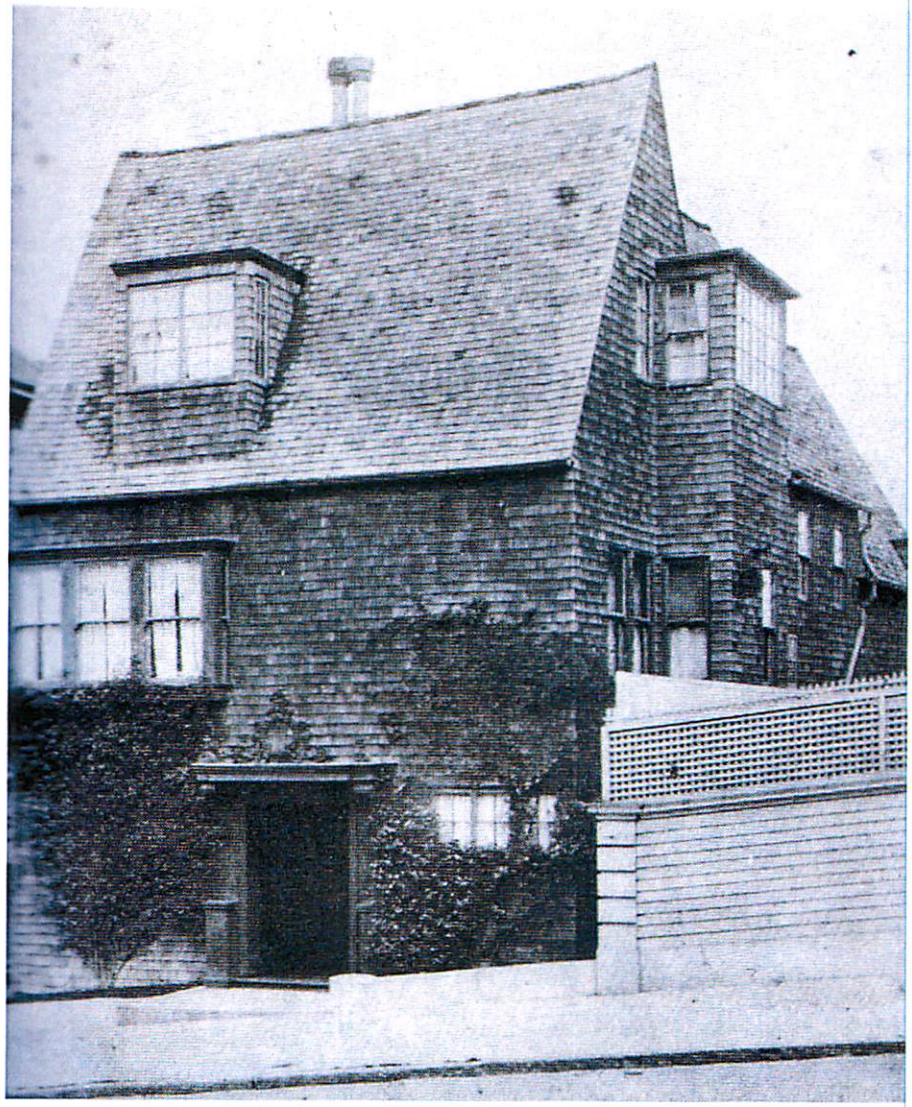
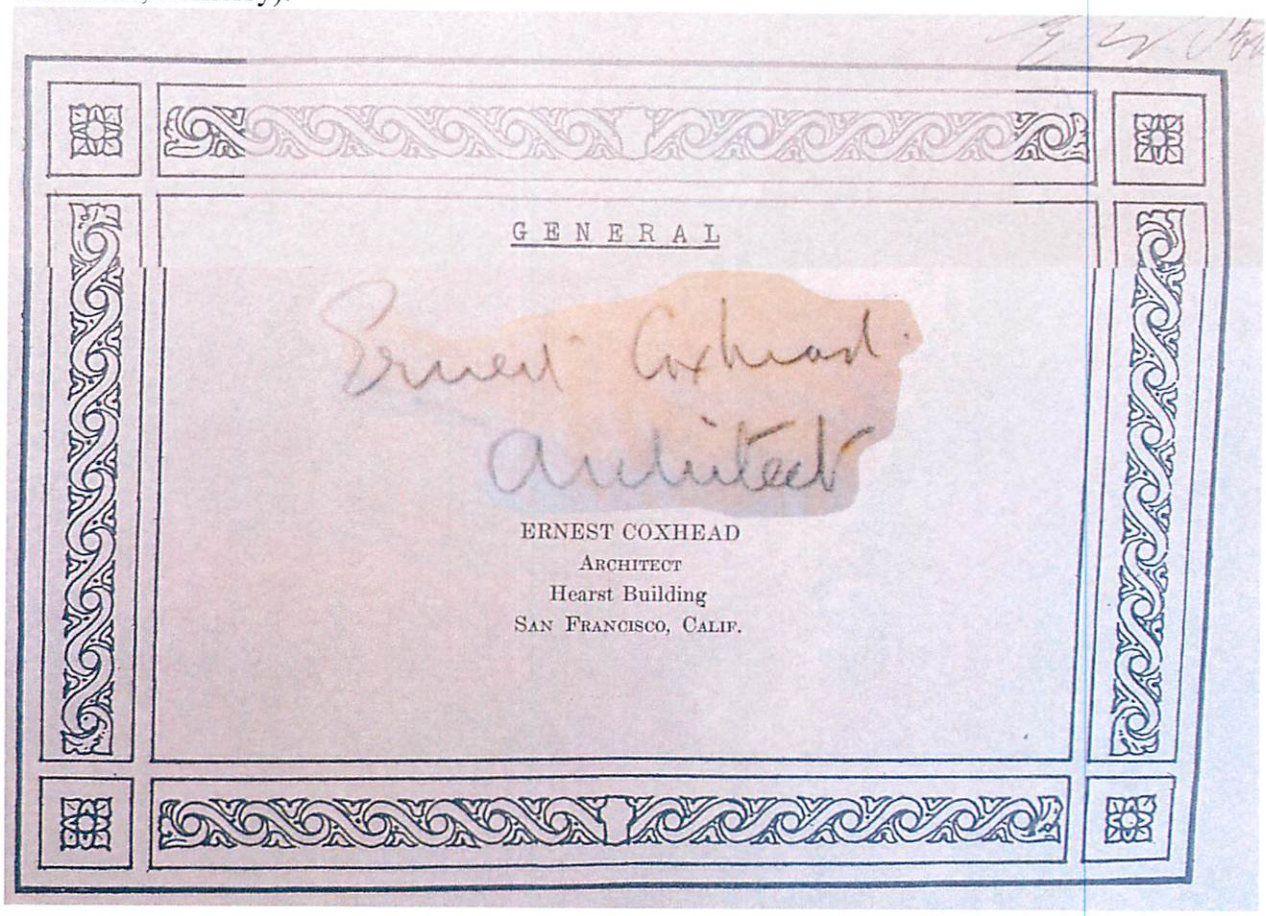


Figure 33. Ernest Coxhead, signature and business titleblock from the specifications for "Residence at Woodside, Calif" in the early 1900s (Source: The Bancroft Library, University of California, Berkeley).



Photos 2017

Photo 1 of 32. Ernest Coxhead house, view from the Northwest, capturing West sunlight.

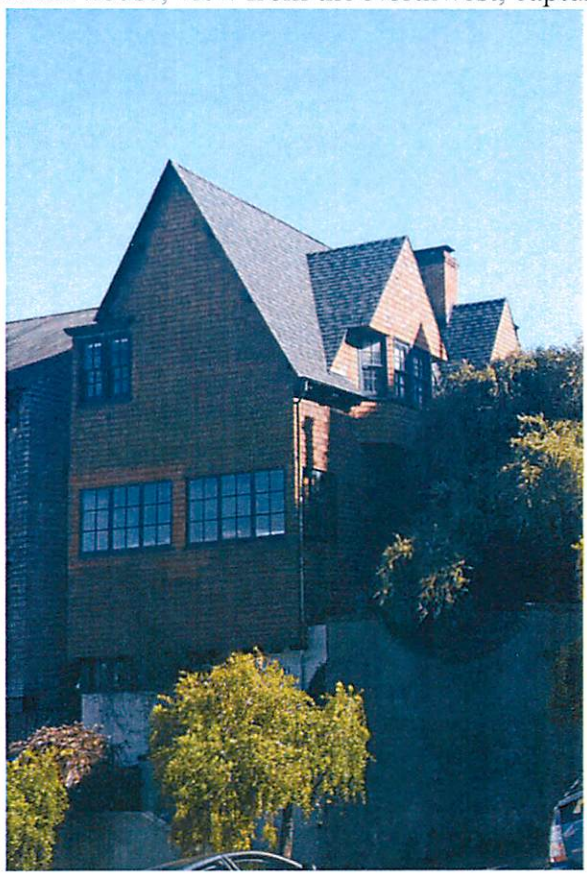


Photo 2 of 32. Ernest Coxhead's own house (left) with Coxhead's James McGauley house (1891) represented an "important shift in Coxhead's approach" (Longstreth)).

Photo 3 of 32. Bands of windows capturing views and light in an urban setting.

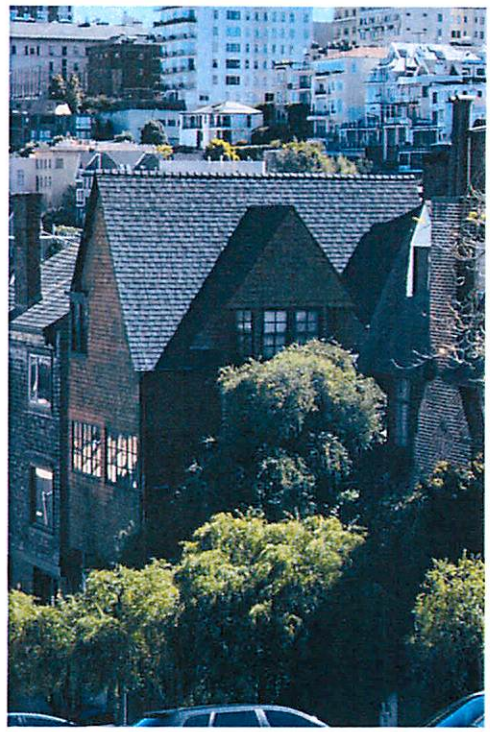


Photo 4 of 32. Winding staircase of varying widths connects the building with the street.

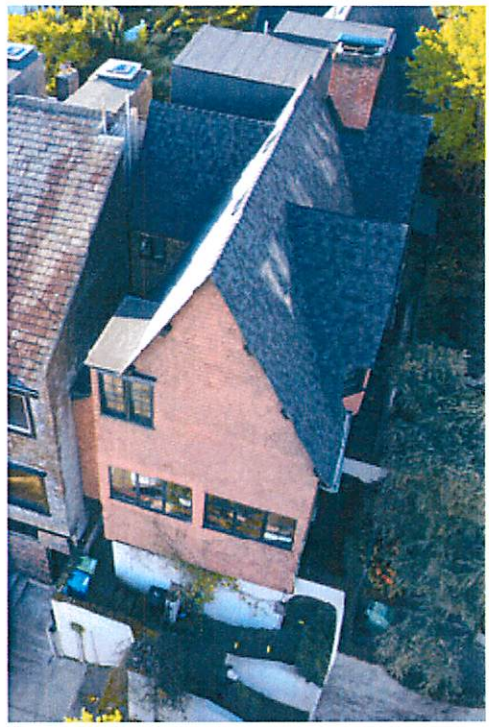


Photo 5 of 32. Dormers capture views and light.

Photo 6 of 32. Reminiscent of a Surrey barn.

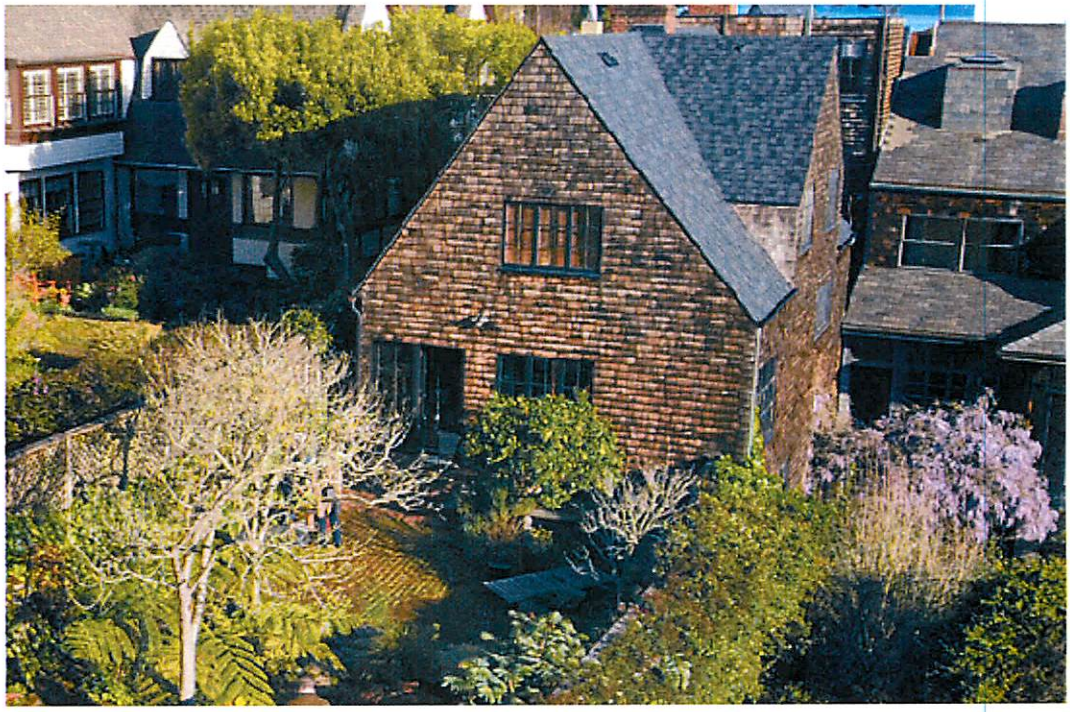


Photo 7 of 32. Capturing expansive views of the natural features of the San Francisco Bay area.

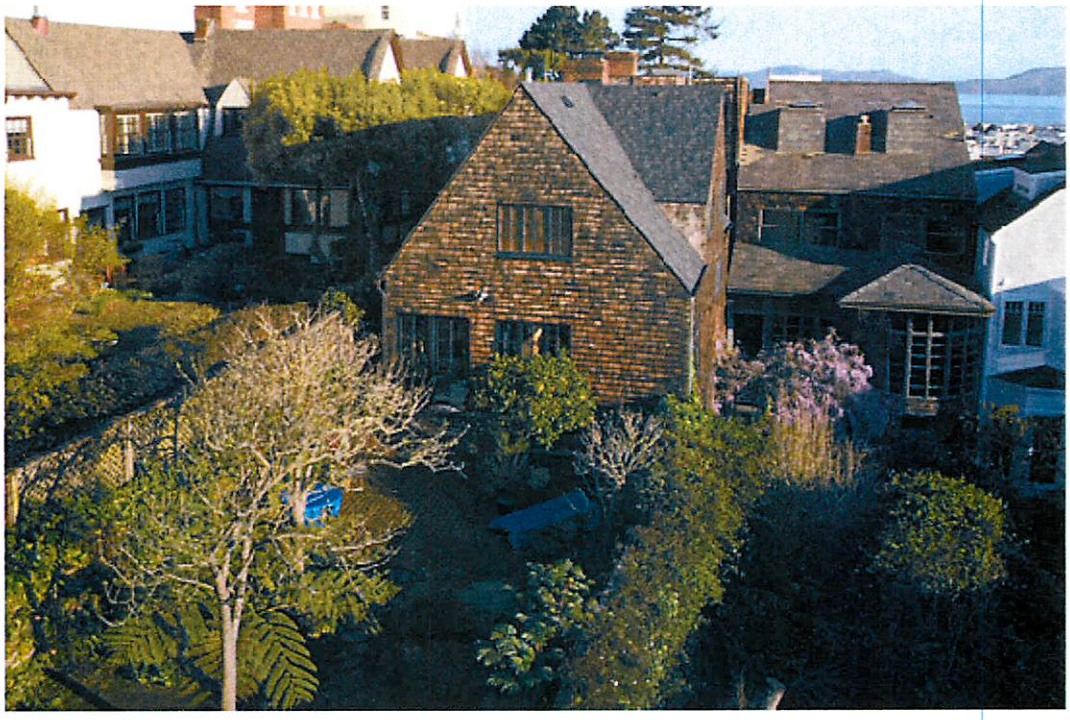


Photo 8 of 32. Nestled on a compact site.

Photo 9 of 32. Ernest Coxhead house, exploiting the use of dormers to achieve a dramatic effect and increase light and air into the interior (2017, Philip Kaufman, photographer)

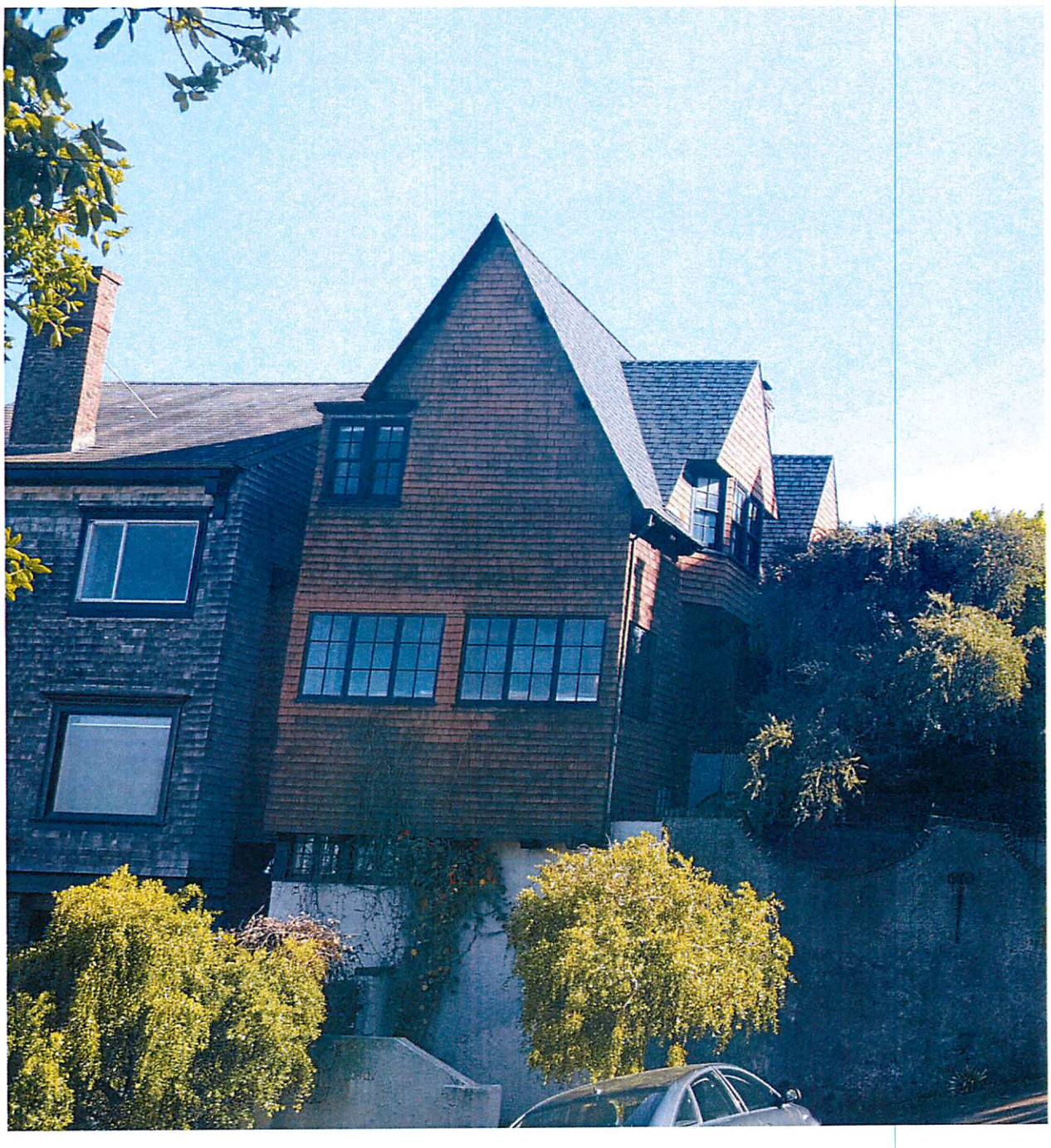


Photo 10 of 32. (May 2017, Philip Kaufman, photographer)

Photo 11 of 32. Ernest Coxhead Residence and Studio, rear (South) view, May 2017 (Philip Kaufman, photographer)

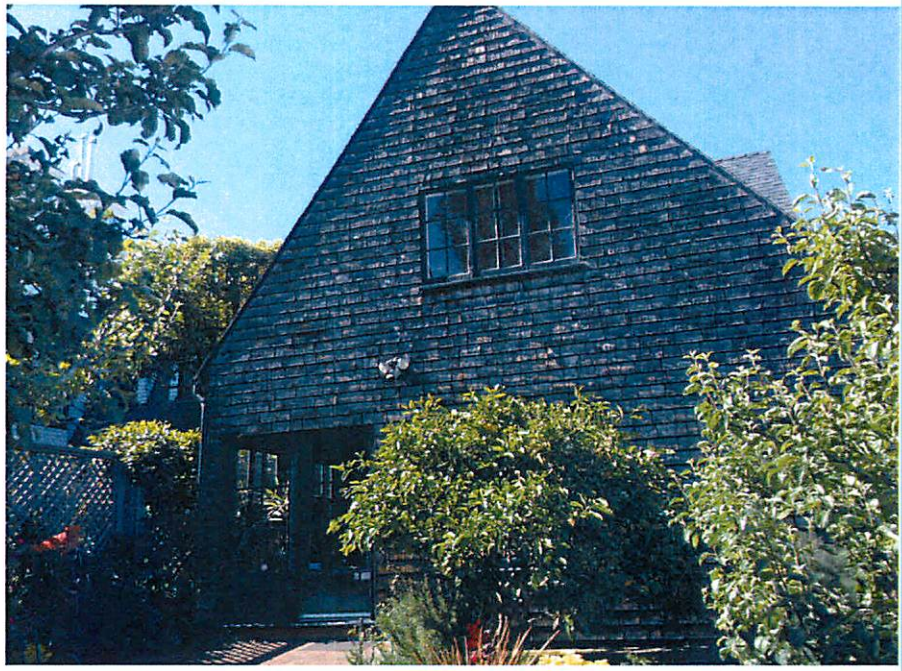


Photo 12 of 32. (May 2017, Philip Kaufman, photographer)

Photo 13 of 32. Exterior, "an ever-changing path up to and through the premises…as if it were an alley in an Italian hill town"(Longstreth, p.129), May 2017 (Philip Kaufman, photographer)

Photo 14 of 32. Front, North façade faces the street and provides natural light for the Living Room and upstairs studio, May 2017 (Philip Kaufman, photographer)

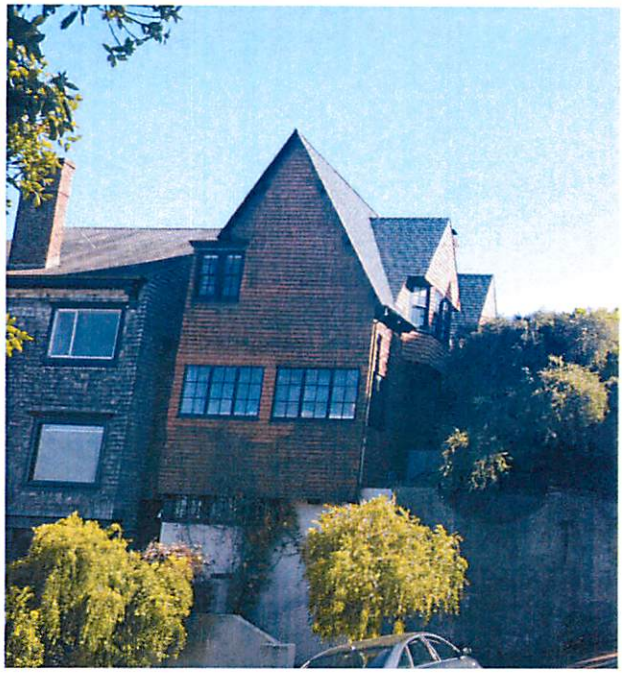


Photo 15 of 32. English Classical style front entrance, May 2017(Philip Kaufman, photographer). A typical Coxhead detail, interpreting classical details into a new Bay Area Style Architecture in 1893.

Photo 16 of 32. Dining room with garden view and views of the neighboring Casebolt House and McGauley House gardens, May 2017 (Philip Kaufman, photographer).

Photo 17 of 32. Dining room with corner fireplace and ship pass through window to interior gallery, May 2017 (Philip Kaufman, photographer).

Photo 18 of 32. With narrow nautical, ship-like quality: a ships stair to third floor, May 2017(Philip Kaufman, photographer).

Photo 19 of 32. Ceiling, stair and interior details, an ever changing path with nautical ship like qualities, May 2017 (Philip Kaufman, photographer).

Photo 20 of 32. "Attendant bench offer an observation deck from which to view houses across the street and catch glimpses of the San Francisco Bay beyond…"(Longstreth). May 2017 (Philip Kaufman, photographer).

Photo 21 of 32. A well designed gallery, the plan's one English component, with a fireplace at the end. The length of the gallery emphasized in the mirror reflection. May 2017 (Philip Kaufman, photographer).

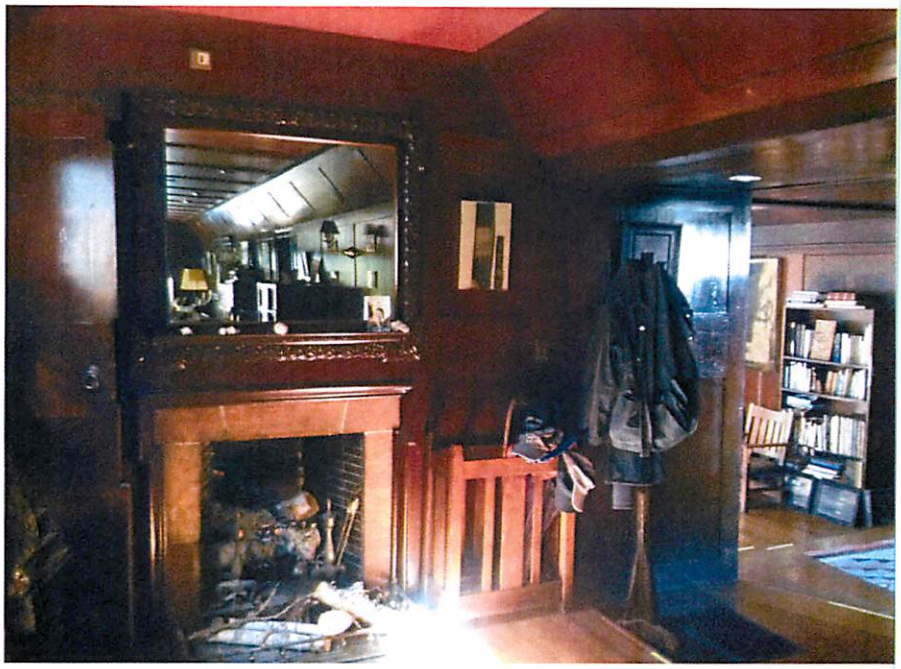


Photo 22 of 32. View of the neighboring Casebolt House (San Francisco City Landmark) and garden and the hills of San Francisco beyond. May 2017 (Philip Kaufman, photographer).

EXHIBIT M

APPLICATION FOR
Environmental Evaluation

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
2417 Green Street, LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
474 Euclid Ave, San Francisco, CA 94118	(415) 407-0486
	EMAIL:
	chris@durkinincorporated.com

APPLICANT'S NAME, COMPANY/ORGANIZATION (IF APPLICABLE):	
Dumican Mosey Architects	Same as Above ☐
APPLICANT'S ADDRESS:	TELEPHONE:
128 10th Street, 3rd Floor, San Francisco, CA 94103	(415) 495-9322
	EMAIL:
	Edumican@dumicanmosey.com

CONTACT FOR PROJECT INFORMATION:	
Eric Dumican	Same as Above ☐
ADDRESS:	TELEPHONE:
128 10th Street, 3rd Floor, San Francisco, CA 94103	(415) 495-9322
	EMAIL:
	edumican@dumicanmosey.com

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
2417 Green Street	94107
CROSS STREETS:	
Pierce & Scott St	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0560 / 028	25'x100'	2500 sq.ft.	RH-1	40-X
COMMUNITY PLAN AREA (IF ANY):				
n/a				

3. Project Description

(Please check all that apply)

- ☐ Change of Use
- ☐ Change of Hours
- ☐ New Construction
- ☑ Alterations
- ☐ Demolition
- ☐ Other Please clarify: .....

ADDITIONS TO BUILDING:

- ☑ Rear
- ☐ Front
- ☐ Height
- ☐ Side Yard

PRESENT OR PREVIOUS USE:	
Single Family Residence	
PROPOSED USE:	
Single Family Residence	
BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms	0	0	0	0
Parking Spaces	1	1	2	3
Loading Spaces	0	0	0	0
Number of Buildings	1	1	1	1
Height of Building(s)	+/- 50'-8"	+/- 48'-9"	- 1'-11"	+/- 48'-9"
Number of Stories	4	4	0	4
Bicycle Spaces	0	0	1	1
GROSS SQUARE FOOTAGE (GSF)				
Residential	+/- 4,165	+/- 4,165	+/- 943	+/- 5,108
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
PDR Production, Distribution, & Repair	0	0	0	0
Parking	+/- 337	+/- 337	+/- 658	+/- 995
Other ( )				
Other ( )				
Other ( )				
TOTAL GSF	+/- 4,502	+/- 4,502	+/- 1.481	+/- 6,103

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. **THIS SECTION MUST BE COMPLETED.**

5. Environmental Evaluation Project Information

1. **Would the project involve a major alteration of a structure constructed 45 or more years ago or a structure in a historic district?** ☑ YES ☐ NO

   If yes, submit the *Supplemental Information for Historic Resource Evaluation* application.

2. **Would the project involve demolition of a structure constructed 45 or more years ago or a structure located in a historic district?** ☐ YES ☑ NO

   If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with Preservation Planning staff.

3. **Would the project result in excavation or soil disturbance/modification?** ☑ YES ☐ NO

   If yes, please provide the following:

   Depth of excavation/disturbance below grade (in feet): 13' (H.P.)

   Area of excavation/disturbance (in square feet): 800 sq.ft.

   Amount of excavation (in cubic yards): 408 cu.yd.

   Type of foundation to be used (if known) and/or other information regarding excavation or soil disturbance modification:

   Type of foundation to be determined. Most likely to be spread footing or mat slab foundation

   Note: A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:

   - *The project involves a lot split located on a slope equal to or greater than 20 percent.*
   - *The project is located in a seismic hazard landslide zone or on a lot with a slope average equal to or greater than 20 percent and involves either*
     - *excavation of 50 or more cubic yards of soil, or*
     - *building expansion greater than 1,000 square feet outside of the existing building footprint.*

   A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.

4a. **Would the project involve any of the following: (1) the construction of a new building; (2) the addition of a dwelling unit; (3) the addition of a new curb-cut; (4) the addition of a garage; and/or (5) a net addition to an existing building of 500 gross square feet or more?** ☑ YES ☐ NO

   If yes, you will need to comply with the tree planting regulations of Public Works Code Section 806 prior to receiving a building permit.

4b. Does the project include the removal or addition of trees on, over, or adjacent to the project site? ☐ YES ☑ NO

If yes, please answer the following questions:

Number of trees on, over, or adjacent to the project site: _____

Number of trees on, over, or adjacent to the project site that would be removed by the project (see Public Works Code Article 16 for definitions of removal, significant, landmark, and street trees):

Significant trees: _____

Landmark trees: _____

Street trees: _____

Number of trees on, over, or adjacent to the project site that would be added by the project: _____

5. Would the project result in any construction over 40 feet in height? ☐ YES ☑ NO

If yes, please submit a *Shadow Analysis Application*. This application should be filed at the PIC and should not be included with the Environmental Evaluation Application. (If the project already underwent Preliminary Project Assessment, this application may not be needed. Please refer to the shadow discussion in the PPA letter.)

6. Would the project result in a construction of a structure 80 feet or higher? ☐ YES ☑ NO

If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, please refer to the wind discussion in the PPA letter.)

7. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? ☐ YES ☑ NO

If yes, please submit a Phase I Environmental Site Assessment (ESA) prepared by a qualified consultant. If the project is subject to Health Code Article 22A, Planning staff will refer the project sponsor to the Department of Public Health for enrollment in DPH's Maher program.

8. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? ☐ YES ☑ NO

If yes, please describe.

9. Is the project related to a larger project, series of projects, or program? ☐ YES ☑ NO

If yes, please describe.

Estimated Construction Costs

TYPE OF APPLICATION:	
Site Permit	
OCCUPANCY CLASSIFICATION:	
R-3 / U	
BUILDING TYPE:	
V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
(+/-) 6,103 GSF	Habitable: (+/-) 5,108 GSF Garage: (+/-) 995 GSF
ESTIMATED CONSTRUCTION COST:	
$100,000.00	
ESTIMATE PREPARED BY:	
2417 Green Street, LLC	
FEE ESTABLISHED:	

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: Other information or applications may be required.

Signature: _____ Date: 02/14/17

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

Eric Dumican

Owner / Authorized Agent (circle one)

Environmental Evaluation Application Submittal Checklist

APPLICATION MATERIALS	PROVIDED	NOT APPLICABLE
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	☑	
Two (2) hard copy sets of project drawings in 11” x 17” format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.	☑	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically. (e.g., geotechnical report)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	☑	
Check payable to San Francisco Planning Department.	☑	
Letter of authorization for agent.	☑	☐
Supplemental Information for Historic Resource Evaluation, as indicated in Part 5 Question 1.	☑	☐
Two (2) hard copies of the *Historic Resource Evaluation*, as indicated in Part 5 Question 2.	☐	☑
Geotechnical report, as indicated in Part 5 Question 3.	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 5 Question 7.	☐	☑
Additional studies (list).	☐	☑

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

SAN FRANCISCO PLANNING DEPARTMENT

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.

EXHIBIT N

EXHIBIT O

EXHIBIT P

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

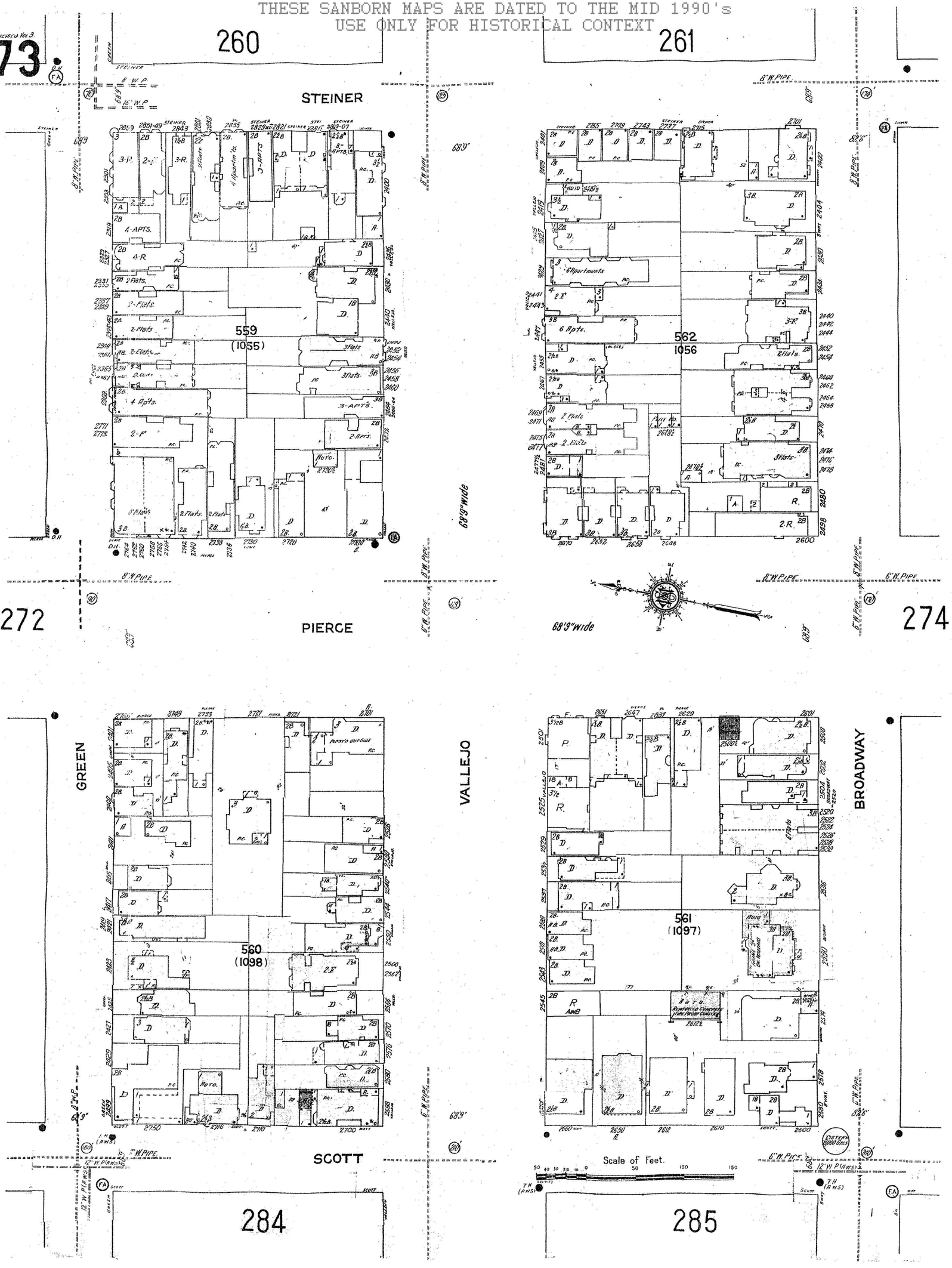


EXHIBIT Q

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
410 12th Street, Suite 250
Oakland, Ca 94607
www.lozeaudrury.com
richard@lozeaudrury.com

BY E-MAIL AND OVERNIGHT MAIL

June 21, 2018

Christopher May, Senior Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Email: christopher.may@sfgov.org

RE: 2417 Green Street

Dear Mr. May:

We write on behalf of Philip Kaufman of 2421 Green Street in response to your June 19, 2018 email to me and copy of the June 6, 2018 revised drawings for new construction at 2417 Green Street. Your email raised many additional questions regarding the permitting process for this longstanding project such as Section 311 notification, review at the Planning Commission, and CEQA compliance.

First, your email indicated that the applicant would not be providing Section 311 notification prior to a planning commission hearing because the new drawings contain "no change to the proposed massing of the building." Based on our review of the new drawings, we disagree and believe notification is required. This is clearly an entirely new and very different project than the one that was previously proposed. Most obviously, the developer now proposes a two-unit development rather than the prior single-family home. Also, the project now occupies almost the entire lot and is much larger than the existing building or the previously proposed building.

Even the most cursory review of the June 6 revised drawings shows the proposed building is significantly larger than the last proposal. The June 6 plans show a greater building footprint (more bulk) with raised outside amenities and walkways, a new 4th floor roof deck and a footprint that covers nearly the entire parcel, all of which could cause more severe impacts to 2421 Green Street. Still, we are unable to fully assess the changes to the project, so please immediately provide any new structural reports supporting the new drawings, along with any new surveys and geotechnical reports.

Similarly, we also understand that the applicant intends to propose an accessory dwelling unit (ADU) for the first time turning a single-family residence into a multi-family dwelling. We question that aspect of the new proposal's compliance with Ordinance No. 162-16, as ADUs must be "constructed entirely within the existing built envelop of an existing and authorized auxiliary structure on the same lot."[1] The June 6 drawings show wholly new construction with a wholly new and much larger footprint. Thus, this second residential unit may not qualify as an ADU at all. Instead, it would raise zoning and other legal issues. Momentarily, setting aside all of those critical issues, when an ADU expands the footprint of "an existing" building, Section 311 is triggered.[2] Please clarify how the Planning Department intends to vet this aspect of the new proposal.

Second, you also indicated the Planning Commission could calendar a discretionary review hearing as early as July 12, 2018. Of immediate concern, neither Mr. Kaufman nor our office is unavailable on July 12, so we respectfully request that you set a later hearing date for that reason alone (Mr. Kaufman also confirmed the unavailability of his neighbors the Byrd/Lamperts (2415 Green Street) and the Heffernans (2423 Green Street), as well). More significant is the idea that the City would set a hearing for this years-old project absent any neighborhood outreach to address a new proposal as reflected in the June 6 drawings. In fact, it is unclear what the Planning Department would present to the Commission under discretionary review. This is because in November 2017, several parties, including Mr. Kaufman, requested discretionary review of an October 2016 "application for environmental evaluation" for construction at 2417 Green Street. Our review of the June 2018 drawings indicates that the October 2016 plans and discretionary review applications are no longer operative in any sense given the expanded new proposal with the new ADU. Is it your intention that the 2017 discretionary review applicants would raise obsolete concerns before the Planning Commission based on a withdrawn project dating back to 2016? Must the public wait to find out what the Planning Commission will be reviewing just 7 days prior to the hearing, thereby forfeiting any opportunity to present written arguments? Obviously, this would be an untenable situation. Please clarify.

Third, on January 9, 2018, the San Francisco Board of Supervisors reversed the Planning Department's categorical exemption determination under CEQA. In two unanimous votes, the Board found that the 2016 project would have had a significant effect on the environment, particularly concerning the historic resource at 2421 Green Street and potential soil contamination. Mr. Kaufman provided copious evidence showing the 2016 proposal would have had a substantial adverse effect on an historical resource, the Coxhead House. Based on this alone, the City may not exempt any project from CEQA.[3] As you know, the public is entitled to at least 30 days to review and

---

[1] San Francisco Ordinance 162-16, § 1-2 (July 19, 2016).
[2] See http://sf-planning.org/ftp/files/Citywide/Policy%20and%20Zoning/Housing/2015_ADU%20Handbook.pdf at p. 88.
[3] CEQA § 21084.1.

comment upon any CEQA document for a proposed project.[4] Please explain how a July 12th Planning Commission hearing could comply with the statutory requirement for public review and comment under CEQA.

Lastly, from inception, this construction project has constantly evolved with numerous plans and proposals before various agencies, often at the same time, making a concrete identification of the operative project impossible. Therefore, please immediately provide current structural engineering design drawings consistent with and supporting the new architectural design along with any land surveys and current geotechnical reports, all of which are necessary for a proper review of the new architectural drawings. Also, please provide any and all soil test data related to potential hazardous soil contamination at the project site. We appreciate your timely clarification of the above concerns and for providing any new technical reports and structural drawings. Thank you.

Sincerely,

Richard Toshiyuki Drury

PS – Please copy Gloria Smith on all correspondence related to this matter. Here electronic mail address is: gloria@gsmithlaw.com.

[4] CEQA Guidelines §15105.

EXHIBIT R

[Planning Code - Construction of Accessory Dwelling Units]

Ordinance amending the Planning Code to ~~bring~~ modify the requirements and procedures for authorizing the construction of Accessory Dwelling Units (ADUs) to include ADUs in RH-1(D) zoning districts in the Citywide program, apply the cap on number of ADUs to lots rather than buildings and remove the cap on buildings undergoing seismic retrofitting, allow the construction of ADUs expanding into the ~~buildable or~~ habitable area under certain conditions, ~~modify the definition of existing "built envelope" to include space that was added under permit as "rooms down," 4) allow conversion of vacant commercial space under specified circumstances, 5)~~ make an exception to the prohibition against constructing an ADU where there has been a no-fault eviction in those cases where the tenant has been temporarily evicted in order for the owner to perform capital improvements, rehabilitation work, or lead remediation or abatement work, require modification of the project if construction of the ADU would have adverse impacts on any known historic resource, and require the Planning Department to apply all enacted design guidelines to ensure architectural compatibility of the ADU with existing buildings on the subject lot ~~in single-family homes into conformity with the new mandates of state law~~; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302; and directing the Clerk to send a copy of this Ordinance to the California Department of Housing and Community Development after adoption pursuant to state law requirements.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. General Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 170125 and is incorporated herein by reference. The Board affirms this determination.

(b) On January 24, 2017, the Planning Commission, in Resolution No. 19859, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 170125, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 19859 and incorporates such reasons herein by reference.

Section 2. Specific Findings.

(a) In 1982, the Legislature originally enacted the state's second unit law in response to a serious statewide housing shortage. In California Government Code Section

65852.150, the Legislature found and declared that "second units are a valuable form of housing in California" and Section 65852.2 encouraged local governments to enact legislation that allowed and regulated second units within the jurisdiction. The California second unit law has been amended several times since 1982, each time imposing additional limitations on the local regulation of second units.

(b) On January 1, 2017, new amendments to California's second unit law (in which second units were renamed accessory dwelling units) went into effect. California Government Code Section 65852.150 was amended to declare that California's housing crisis is now severe. The amendments mandate local governments, including those with a charter, to approve ministerially one accessory dwelling unit in an existing single-family home located in a single-family zoning district, or in a detached structure on the same lot, if the accessory dwelling unit meets the standards enacted by the Legislature.

(c) A local government may adopt less restrictive requirements for accessory dwelling units than the mandated state standards. However, a local ordinance that does not include all the provisions required by state law, or that does not otherwise fully comply with the new requirements, is unenforceable unless and until it is amended to comply.

(d) On May 12, 2017, Ordinance 95-17 was enacted to bring ~~This ordinance amends~~ San Francisco's requirements and procedures for the review and approval of accessory dwelling units ~~in order to bring them~~ into full compliance with the recent state mandates. Ordinance 95-17 became effective on June 11, 2017. This ordinance enacts additional policy changes.

Section 3. The Planning Code is hereby amended by revising Section~~s 102 and~~ 207, to read as follows:

SEC. 207. DWELLING UNIT DENSITY LIMITS.

* * * *

(c) **Exceptions to Dwelling Unit Density Limits.** An exception to the calculations under this Section 207 shall be made in the following circumstances:

* * * *

(4) **Accessory Dwelling Units in Multifamily Buildings; Accessory Dwelling Units in Single-Family Homes That Do Not Strictly Meet the Requirements in Subsection (c)(6).**

(A) **Definition.** An "Accessory Dwelling Unit" (ADU) is defined in Section 102.

(B) **Applicability.** This subsection (c)(4) shall apply to the construction of Accessory Dwelling Units on all lots located within the City and County of San Francisco in areas that allow residential use, except that construction of an Accessory Dwelling Unit is regulated by subsection (c)(6), and not this subsection (c)(4), if all of the following circumstances exist:

(i) only one ADU will be constructed;

(ii) the ADU will be located on a lot that is zoned for single-family or multifamily use and contains an existing single-family dwelling;

(iii) the ADU will be constructed entirely within the "living area" (as defined in subsection (c)(6)(B ~~C~~)(iii) or the buildable area of an existing single-family home or within the built envelope of an existing and authorized auxiliary structure on the same lot;

(iv) the ADU will strictly meet the requirements set forth in subsection (c)(6) without requiring a waiver of Code requirements pursuant to subsection (c)(4)(G); and

(v) the permit application does not include seismic upgrade work pursuant to subsection (c)(4)(F);

provided, however, that the Department shall not approve an application for construction of an Accessory Dwelling Unit in any building regulated by this subsection (c)(4) where a tenant has been evicted pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) under a notice of eviction served within 10 years prior to filing the application for a building permit to construct the ADU or where a tenant has been evicted pursuant to Administrative Code Section 37.9(a)(8) under a notice of eviction served within five years prior to filing the application for a building permit to construct the ADU. This provision shall not apply if the tenant was evicted under Section 37.9(a)(11) or 37.9(a)(14) and the applicant(s) either (A) have certified that the original tenant reoccupied the unit after the temporary eviction or (B) have submitted to the Department and to the Rent Board a declaration from the property owner or the tenant certifying that the property owner ~~or the Rent Board~~ notified the tenant of the tenant's right to reoccupy the unit ~~after the temporary eviction~~ and the tenant chose not to reoccupy it.

(C) **Controls on Construction.** An Accessory Dwelling Unit is permitted to be constructed under the following conditions:

(i) For ~~buildings~~ lots that have four existing Dwelling Units or fewer, one ADU is permitted; for ~~buildings~~ lots that have more than four existing Dwelling Units or are undergoing seismic retrofitting under subsection (F) below, there is no limit on the number of ADUs permitted.

(ii) An Accessory Dwelling Unit shall be constructed entirely within the built envelope of an existing building or within the built envelope of an existing and authorized auxiliary structure on the same lot, as the built envelope in either case existed three years prior to the time the application was filed for a building permit to construct the

ADU. For purposes of this provision, the "built envelope" shall include ~~all spaces included in Zoning Administrator Bulletin 4, as amended from time to time, as well as any infilling underneath rear extensions the open area under a cantilevered room or room built on columns; decks, except for decks that encroach into the required rear yard, or decks that are supported by columns or walls other than the building wall to which it is attached and are multi-level or more than 10 feet above grade; and lightwell infills provided that the infill will be against a blank neighboring wall at the property line and not visible from any off-site location; as these spaces exist as of July 11, 2016 and except for any of these spaces that encroach on the required rear yard. In the event that an ADU is built in any of these additional spaces, such construction shall require notice pursuant to Planning Code Section 311 or 312.~~ the open area under a cantilevered room or room built on columns; decks, except for decks that encroach into the required rear yard, or decks that are supported by columns or walls other than the building wall to which it is attached and are multi-level or more than 10 feet above grade; and lightwell infills provided that the infill will be against a blank neighboring wall at the property line and not visible from any off-site location; as these spaces exist as of July 11, 2016 and except for any of these spaces that encroach on the required rear yard.

(iii) An Accessory Dwelling Unit shall not be constructed using space from an existing Dwelling Unit except that an ADU may ~~(a) expand into the buildable area on the ground floor or (b)~~ expand into habitable space on the ground or basement floors provided that it does not exceed 25% of the gross square footage of such space. The Zoning Administrator may waive this 25% limitation if (a) the resulting space would not be usable or would be impractical to use for other reasonable uses included but not limited to storage or bicycle parking or (b) waiving the limitation would help relieve any negative layout issues for the proposed ADU. ~~the allowable area may include any residential space added under permit as "rooms down."~~

* * * *

(vi) An Accessory Dwelling Unit shall not be permitted in any building in a Neighborhood Commercial District or in the Chinatown Community Business or Visitor Retail Districts if it would eliminate or reduce a ground-story retail or commercial space. ~~However, in Neighborhood Commercial Districts, conversion of vacant commercial space to an ADU is permitted so long as that commercial space is not street-facing or does not constitute more than a 25% reduction of the total commercial space on that lot.~~

(F) **Buildings Undergoing Seismic Retrofitting.** For Accessory Dwelling Units on lots with a building undergoing mandatory seismic retrofitting in compliance with Chapter 4D of the Existing Building Code or voluntary seismic retrofitting in compliance with the Department of Building Inspection's Administrative Bulletin 094, the following additional provision applies: If allowed by the Building Code, a building in which an Accessory Dwelling Unit is constructed may be raised up to three feet to create ground floor ceiling heights suitable for residential use. Such a raise in height

(i) shall be exempt from the notification requirements of Sections 311 and 312 of this Code; and

(ii) may expand a noncomplying structure, as defined in Section 180(a)(2) of this Code and further regulated in Sections 172, 180, and 188, without obtaining a variance for increasing the discrepancy between existing conditions on the lot and the required standards of this Code.

(iii) on lots where an ADU is added in coordination with a building undergoing mandatory seismic retrofitting in compliance with Chapter 4D of the Existing Building Code or voluntary seismic retrofitting in compliance with the Department of Building Inspection's Administrative Bulletin 094, the building and the new ADU shall maintain

any eligibility to enter the condo-conversion lottery and may only be subdivided if the entire property is selected on the condo-conversion lottery.

(iv) pursuant to subsection (4)(C)(i), there is no limit on the number of ADUs that are permitted to be added in connection with a seismic retrofit.

* * * *

~~(J) **Permit Application Review and Approval.** The Department shall approve an application for a permit to construct an Accessory Dwelling Unit within 120 days from receipt of the application, without modification or disapproval, if the proposed construction fully complies with the requirements set forth in subsection (c)(4).~~

(6) **Accessory Dwelling Units in Existing Single-Family Homes.**

(A) **Applicability.** This subsection (c)(6) shall apply to the construction of Accessory Dwelling Units (as defined in Section 102) in existing single-family homes that meet the requirements of this subsection. An ADU constructed pursuant to this subsection is considered a residential use that is consistent with the General Plan and the zoning designation for the lot. Adding one ADU to an existing single-family home shall not exceed the allowable density for the lot. If construction of the ADU will not meet the requirements of this subsection and the ADU cannot be constructed without a waiver of Code requirements pursuant to subsection (c)(4)(G), the ADU is regulated pursuant to subsection (c)(4) and not this subsection (c)(6).

~~(B) **RH-1(D); Controls on Construction.** An Accessory Dwelling Unit in an RH-1(D) zoning district shall be allowed only as mandated by Section 65852.2 of the California Government Code and only in strict compliance with the requirements of that section as it is amended from time to time.~~

(B ~~C~~) **Lots Zoned for Single-Family or Multifamily Use and Containing an Existing Single-Family Home; Controls on Construction.** An Accessory

Dwelling Unit located in a residential zoning district ~~other than RH-1(D)~~ and constructed pursuant to this subsection (c)(6) shall meet all of the following:

(i) The ADU will strictly meet the requirements set forth in this subsection (c)(6)(C) without requiring a waiver of Code requirements pursuant to subsection (c)(4)(G)~~;~~.

(ii) The permit application does not include seismic upgrade work pursuant to subsection (c)(4)(F).

(iii) Only one ADU will be constructed that is entirely within either the "living area" or the buildable area of an existing single-family home, or within the built envelope of an existing and authorized auxiliary structure on the same lot. ~~, except that an ADU may (a) expand into the buildable area on the ground floor or (b) expand into habitable space on the ground or basement floors provided that it does not exceed 25% of the gross square footage of such space, and the Zoning Administrator may waive this 25% limitation if (a) the resulting space would not be usable or would be impractical to use for other reasonable uses included but not limited to storage or bicycle parking or (b) waiving the limitation would help relieve any negative layout issues for the proposed ADU. ; the allowable area shall include any residential space added under permit as "rooms down."~~ Living area" means (as defined in Section 65852.2(i)(1) of the California Government Code) "the interior habitable area of a dwelling unit including basements and attics, but does not include a garage or any accessory structure."

(iv) If contained within the existing space of a single-family residence or accessory structure, the ADU must have independent exterior access from the existing residence or accessory structure, and side and rear setbacks sufficient for fire safety.

(v) If construction of the ADU will~~, in the opinion of the Department,~~ have adverse impacts on a property listed in the California Register of Historic

Places or any other known historical resource, the Department shall ~~may~~ require modification of the proposed project to the extent necessary to prevent or mitigate such impacts.

(vi) The Department shall ~~may~~ apply any ~~Residential D~~design ~~G~~guidelines in the Code to the proposed project and review the design of the proposed project to ensure architectural compatibility with existing buildings on the subject lot ~~that is generally applicable in San Francisco to the proposed construction of an ADU~~.

(vii) No setback is required for an existing garage that is converted to an ADU.

(viii) All applicable requirements of San Francisco's health and safety codes shall apply, including but not limited to the Building and Fire Codes.

(ix) No parking is required for the ADU. If existing parking is demolished in order to construct the ADU, only the parking space required by this Code for the existing single-family home must be replaced. If replacement parking is required, it may be located in any configuration on the lot including but not limited to covered, uncovered, or tandem space or by the use of mechanical automobile parking lifts.

(C ~~D~~) **Permit Application Review and Approval.** Except as authorized by subsections (c)(6)(B ~~C~~)(v) and (vi), the Department shall approve an application for a permit to construct an Accessory Dwelling Unit within 120 days from receipt of the complete application, without modification or disapproval, if the proposed construction fully complies with the requirements set forth in subsection (c)(6)(C).

(D ~~E~~) **Prohibition of Short-Term Rentals.** An Accessory Dwelling Unit authorized under this subsection (c)(6) shall not be used for Short-Term Residential Rentals under Chapter 41A of the Administrative Code. This restriction shall be recorded as a Notice of Special Restriction on the subject lot.

(E ~~F~~) **Rental; Restrictions on Subdivisions.**

(i) An ADU constructed pursuant to this subsection (c)(6) may be rented and is subject to all applicable provisions of the Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code).

(ii) Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot with an Accessory Dwelling Unit authorized under this subsection (c)(6) shall not be subdivided in a manner that would allow for the ADU to be sold or separately financed pursuant to any condominium plan, housing cooperative, or similar form of separate ownership; provided, however, that this prohibition on separate sale or finance of the ADU shall not apply to a building that within three years prior to July 11, 2016, was an existing condominium with no Rental Unit as defined in Section 37.2(r) of the Administrative Code, and also within 10 years prior to July 11, 2016 had no evictions pursuant to Sections 37.9(a) through 37.9(a)(14) of the Administrative Code.

(E ~~G~~) **Department Report.** In the report required by subsection (c)(4)(I)(iii), the Department shall include a description and evaluation of the number and types of units being developed pursuant to this subsection (c)(6), their affordability rates, and such other information as the Director or the Board of Supervisors determines would inform decision makers and the public.

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles,

numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

Section 6. Directions to Clerk. The Clerk of the Board of Supervisors is hereby directed to submit a copy of this ordinance to the California Department of Housing and Community Development within 60 days after adoption pursuant to Section 65852.2(h) of the California Government Code.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: Judith A. Boyajian
JUDITH A. BOYAJIAN
Deputy City Attorney
n:\legana\as2017\1700389\01204709.docx

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 170434 **Date Passed:** July 18, 2017

Ordinance amending the Planning Code to modify the requirements and procedures for authorizing the construction of Accessory Dwelling Units (ADUs) to include ADUs in RH-1(D) zoning districts in the Citywide program, apply the cap on number of ADUs to lots rather than buildings and remove the cap on buildings undergoing seismic retrofitting, allow the construction of ADUs expanding into the habitable area under certain conditions, make an exception to the prohibition against constructing an ADU where there has been a no-fault eviction in those cases where the tenant has been temporarily evicted in order for the owner to perform capital improvements, rehabilitation work, or lead remediation or abatement work, require modification of the project if construction of the ADU would have adverse impacts on any known historic resource, and require the Planning Department to apply all enacted design guidelines to ensure architectural compatibility of the ADU with existing buildings on the subject lot; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302; and directing the Clerk to send a copy of this Ordinance to the California Department of Housing and Community Development after adoption pursuant to state law requirements.

April 17, 2017 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

April 17, 2017 Land Use and Transportation Committee - CONTINUED TO CALL OF THE CHAIR AS AMENDED

June 12, 2017 Land Use and Transportation Committee - CONTINUED

June 26, 2017 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

June 26, 2017 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

July 11, 2017 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

July 11, 2017 Board of Supervisors - PASSED ON FIRST READING AS AMENDED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

July 18, 2017 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 170434

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 7/18/2017 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

7/27/17
Date Approved

EXHIBIT S

ZACKS & FREEDMAN
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October 30, 2015

VIA HAND DELIVERY

President London Breed
c/o Angela Calvillo, Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re: Appeal of CEQA Categorical Exemption Determination
Planning Case No. 2006.0508V
Building Permit Application No. 2015.07.16.1729
1026 Clayton Street

Dear President Breed and Honorable Members of the Board of Supervisors:

This office represents appellant Chris Durkin, the adjacent neighbor to the north of the proposed project at 1026 Clayton Street (PBA No. 2015.07.16.1729, the "Project"). The Project is an attempt to surreptitiously legitimize an illegal, unpermitted roof-deck and stairs located in the mandatory rear-yard setback area.

The Appellant opposes the above-captioned Project, *inter alia*, on the grounds that the Project's categorical exemption determination ("CatEx") violates the California Environmental Quality Act ("CEQA"). Pursuant to San Francisco Administrative Code Section 31.16, Appellant hereby appeals the October 2, 2015 CatEx. A true and correct copy of the CatEx is attached hereto as **Exhibit A**. A true and correct copy of the proposed Project permit is attached hereto as **Exhibit B**. A copy of this letter of appeal will be concurrently submitted to the Environmental Review Officer.

The Project site is a Potential Historical Resource, built ca. 1910. The Project received a CatEx (under an unspecified Guidelines section) for a "Deck . . . **not visible from any immediately adjacent public right-of-way**." (CatEx, Step 4, Question 5: Proposed Work Checklist, emphasis added.) However, the proposed structure **is highly visible** from the adjacent right of way. (See **Exhibit C**.)

Additionally, the Project violates Planning Code Section 134 and cannot be approved. Because the deck and stairs were illegally constructed in the mandatory rear-yard open space, they cannot be approved without a zoning variance. A variance was issued nine years ago for this purpose, but it became "deemed void and cancelled" because "a Building Permit [had] not been issued within

three years from the effective date of [the variance] decision." (Variance Decision, Case No. 2006.0508V, attached as **Exhibit D**.)

The CatEx describes the Project as follows: "To clarify DBI records for work related to garage roof deck and stairs completed under permit number 2007.06.26.51111, and signed off by DBI inspector on 8/1/2007." However, permit number 2007.06.26.51111 did not authorize a "roof deck and stairs." (See **Exhibit E**.) Rather, it was a permit for re-roofing. It did not reference a deck or a variance, and it was never reviewed by the Planning Department. A related permit, number 2007.05.04.0498, likewise was for re-roofing only, did not reference a deck or a variance, and was never reviewed by the Planning Department. (See **Exhibit F**.) In fact, neither permit application checked Box 19, "DOES THIS ALTERATION CREATE DECK . . . ?"

The construction of a roof-deck and related stairs has never been authorized or completed under a prior permit. Therefore, the CatEx's description of the Project is fatally erroneous.

Moreover, the Project will have likely significant adverse environmental impacts, including enlarging a nonconforming structure – intensifying massing in an area which is statutorily required to remain open space – casting shadow on adjacent properties, and altering the visible portion of a Potential Historical Resource. (See Declaration of Patrick Buscovich, S.E.)

Appellant reserves the right to submit additional written and oral comments, bases, and evidence in support of this appeal to the City up to and including the final hearing on this appeal and any and all subsequent permitting proceedings or approvals for the Project. Appellant requests that this letter and exhibits be placed in and incorporated into the administrative record for Case No. 2006.0508V.

Appellant respectfully requests that the Board of Supervisors revoke the CatEx determination and require further environmental review pursuant to CEQA. If the CatEx determination is upheld, Appellant is prepared to file suit to enforce Appellant's and the public's rights.

Very truly yours,

ZACKS & FREEDMAN, P.C.

Ryan J. Patterson
Attorney for Chris Durkin

cc: Sarah Jones, Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Sarah.B.Jones@sfgov.org

Encl.

EXHIBIT T

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SF-PLANNING.ORG/INFO

MEMO

DATE: March 23, 2017

RE: Cow Hollow Neighborhood Design Guidelines

The Cow Hollow Neighborhood Design Guidelines, exempting the appendix which would require changes to existing city codes, were endorsed by the Planning Commission on April 26, 2001.

Cow Hollow

Neighborhood Design Guidelines

April 2001

COW HOLLOW ASSOCIATION

ACKNOWLEDGMENTS

These guidelines were written by consultants to the Cow Hollow Assocation and reviewed by the San Francisco Department of City Planning. The CHA wishes to acknowledge the contributions of consultants Lucian R. Blazej, Ian S. Moore and Clark Wilson. Mr. Blazej provided project oversight and Mr. Moore provided project management, research and prepared the Cow Hollow Neighborhood Design Guidelines document. Mr. Wilson prepared the line sketches illustrating typical Cow Hollow neighborhood structures. Mr. Pedro Arce reviewed the report for the San Francisco Planning Department.

PREFATORY NOTE

The Cow Hollow Neighborhood Design Guidelines contain sections quoted directly from the Residential Design Guidelines of San Francisco (1989). Extensive additional text and graphic materials have been added where required to meet the needs of the Cow Hollow Neigbhorhood.

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SECTION 1
COW HOLLOW NEIGHBORHOOD DESIGN GUIDELINES BACKGROUND

INTRODUCTION

A long standing city-wide goal has been the preservation and enhancement of the quality of San Francisco neighborhoods. The premium on residential property in San Francisco has encouraged development that has often been unsympathetic to the character of the existing built environment. While the Planning Code provides general limits on the development of lots, the application of these limits may conflict with neighborhood character. The renovation of a residence is a major commitment of time, effort, and money. The reasons for renovation vary: some people renovate as an investment, some to improve their building's design, and some to provide space for a growing family. Whatever the reason, renovations and expansions should respect and improve on the character of the neighborhood and the predominant features of the blockface, and mid-block as well as open space.

Legal Basis

The Planning Commission adopted the Residential Conservation Amendments to the Planning Code on January 11, 1996, which, among other things, recognized the potential of having Residential Design Guidelines for specific areas of the City (Section 311 of the Planning Code). The Planning Commission, by resolution, can approve the Cow Hollow Neighborhood Design Guidelines (CHNDG). Upon such action, Planning Department staff would implement these guidelines as part of building permit review.

Purpose and Intent

To a large degree, the character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape, and, if repeated often enough, the image of the city as a whole.

Concern for the visual quality of the neighborhoods gave rise, in part, to the November 1986 voter initiative known as Proposition M which established as a priority policy that existing neighborhood character be conserved and protected. To ensure this, the Neighborhood Conservation Interim Controls were adopted in September 1988, which require the City Planning Department to use residential design guidelines in its review of building permit applications. The Planning Commission in 1989 adopted Citywide Residential Design Guidelines to assist in determining whether a new building, or the expansion of an existing one, is visually compatible with the character of its neighborhood. **The <u>purpose</u> of these <u>Cow Hollow Neighborhood Design Guidelines</u> is to assist in determining whether the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow as defined herein.**

The Planning and Building Codes establish basic limitations on the size of a building. A building built out to the legal limits established for height and setbacks and rear yards may, however, result in a building which is not compatible with the character of its neighborhood.

To address this problem, Section 311 of the Planning Code establishes procedures for review of building permit applications in Residential Districts in order to determine compatibility of the proposal with the neighborhood.

The Cow Hollow Neighborhood Design Guidelines establish minimum criteria for neighborhood compatibility, not the maximum expectations for good design. Meeting the criteria will not alone assure a successful project. A successful project will require sensitive design, careful execution, and use of quality materials. A thoughtful application of the guidelines will, however, assist in creating a project that is compatible with neighborhood character, and will reduce the potential for conflict and the delay and expense of project revisions.

The Cow Hollow Neighborhood Design Guidelines do not prescribe specific architectural styles or images, nor do they encourage direct imitation of the past or radical departures from the existing design context. There are many appropriate design responses to a given situation. These Guidelines are most concerned with whether the design respects the project's context, and consciously responds to patterns and rhythms on the exterior and interior block-face with a design that is compatible and that will contribute to the quality of the neighborhood.

Because of the diversity of architecture in Cow Hollow, there is great opportunity for design to unify and contribute positively to the existing visual context. **The key issues for the Cow Hollow neighborhood are preservation and enhancement of the neighborhood character as perceived from the block face as well as the rear facades of buildings, which includes enjoyment of the mid-block open space. These play an important role in the definition of a backdrop for lower neighboring districts and for the Presidio, a National Park.** Even after meeting the basic structural criteria set forth in these Neighborhood Design Guidelines, project sponsors and designers must work to sensitively respond to the other visual design characteristics addressed here. Attention to scale, proportion, texture and detailing, building openings, etc. will help to unify the neighborhood in a positive way.

The Cow Hollow Neighborhood Design Guidelines are intended to be used by project sponsors and their designers in the project design process, by neighbors and community groups in their review of projects, and by the Department of City Planning staff and the City Planning Commission in their review and approval or disapproval of projects.

ORGANIZATION OF THE GUIDELINES AND FUNCTION OF THE ILLUSTRATIONS

The Cow Hollow Residential Design Guidelines are organized as follows:

Section 2 describes the topography and origins of Cow Hollow and discusses the meaning of the term neighborhood character, describing typical situations the designer may face and specifically defining the neighborhood character, topographic features, and housing styles of Cow Hollow.

Section 3 identifies basic elements of design, analyzes each of them, and presents guidelines for designing new buildings or alterations to assure compatibility with neighborhood character.

Section 4 suggests an approach to identify the concerns of neighbors early in the design process and ways to better describe the intended building envelope. It also provides information about the Cow Hollow Association.

The drawings are intended to illustrate the text and are sometimes schematic. They are not design examples to be copied or imitated. Although the drawings show only one side of the street, or one side of the mid-block open space, depending on where the discussion affects the front or rear facade of the building, both sides of the street and the mid-block open space are of concern. The illustrations are of in-fill new construction or alteration of existing buildings on lots with widths varying from 25 to 30 feet in low-density neighborhoods. However, the text is also applicable and should be followed on wider lots.

The **Appendix** includes specific discussion and analysis of rear yard coverage and building height, Cow Hollow Association policies on rear yard set backs and open space, rear yard extensions, height, and tree pruning techniques, shadow study, and height ordinances from other Bay Area communities.

Glossary

The following terms are defined for use in the context of the Cow Hollow Design Guidelines.

Building Envelope: the allowable volume defined by height, width and depth that a building may occupy, subject to specific limits and policies

Exterior Blockface: the row of front facades facing the street for the length of one block

Interior Blockface: the row of rear facades facing the mid-block open space for the length of one block

Midblock Open Space: the interior block area shared by the rear yards of all properties on a given city block and defined by the rear facades of buildings

Neighborhood Character: the collection of architectural mass, scale, proportion, pattern and rhythm, design and environmental characteristics that determine the quality of life and ambience of a geographically-defined neighborhood

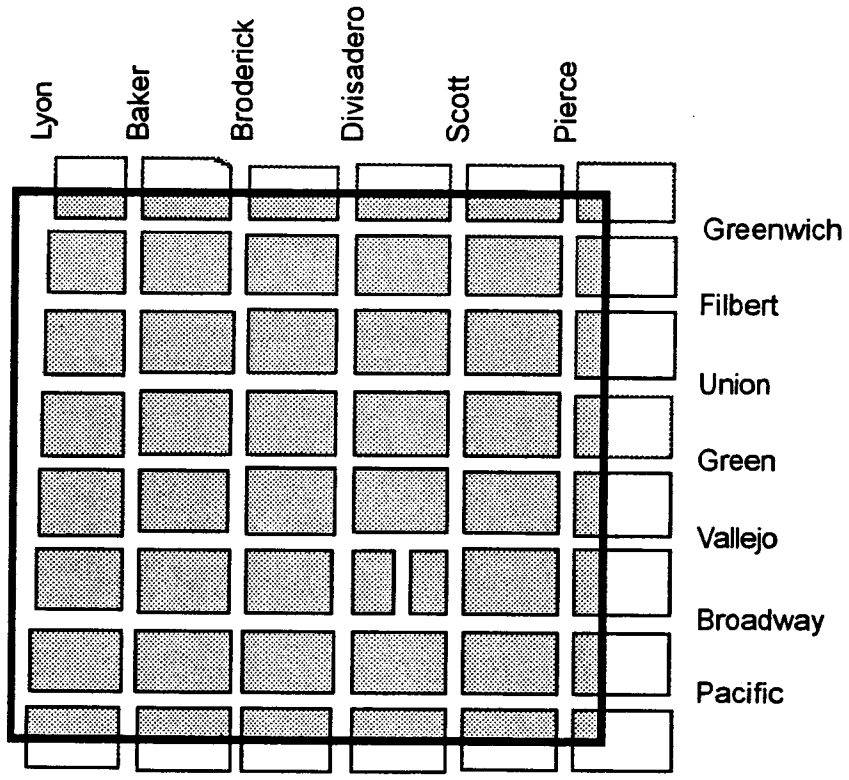
Setback (Front, Rear, Side): The dimension a building or portions of are set back from respective property lines

Rear Yard: the open space between the rear wall of a subject property and the rear lot line

Where the Guidelines Apply

The Cow Hollow Neighborhood Design Guidelines apply within the boundaries of the Cow Hollow Neighborhood. Cow Hollow is the rectangular area of the City and County of San Francisco bounded by Greenwich Street in the north, Pierce Street in the east, Pacific Avenue in the south, and Lyon Street in the west. The neighborhood area includes both sides of the street on each of the bounding streets. The following figure illustrates the neighborhood boundaries.

COW HOLLOW NEIGHBORHOOD BOUNDARIES



SECTION 2
NEIGHBORHOOD CHARACTER

TOPOGRAPHY AND TERRAIN: RELATION TO ARCHITECTURAL DESIGN

The boundary of Cow Hollow has been previously defined in "Where the Guidelines Apply." Cow Hollow homes take advantage of the picturesque setting afforded by its hillside site, located on the north facing slope descending from Pacific Heights to the Marina.

The open, picturesque atmosphere of the Cow Hollow neighborhood is created by the unique hillside setting and views to the north, and by large mid-block open spaces. The Golden Gate Bridge, Presidio, Marina District, Palace of Fine Arts, San Francisco Bay, and Marin County communities are all visible from different parts of the Cow Hollow Neighborhood. Neighborhood architecture affords urban density at a pleasant scale that preserves natural light and views for most residents. The traditional grid street layout provides ease of neighborhood circulation, and block dimensions are characteristic of many older San Francisco residential neighborhoods. The fact that this street and block arrangement is preserved even on the steeper blocks in the neighborhood creates a reasonable uniformity of building lot coverage, building height, views, mid-block open space, and lot setbacks. These are the attributes of individual lots and structures that largely define the Cow Hollow neighborhood character.

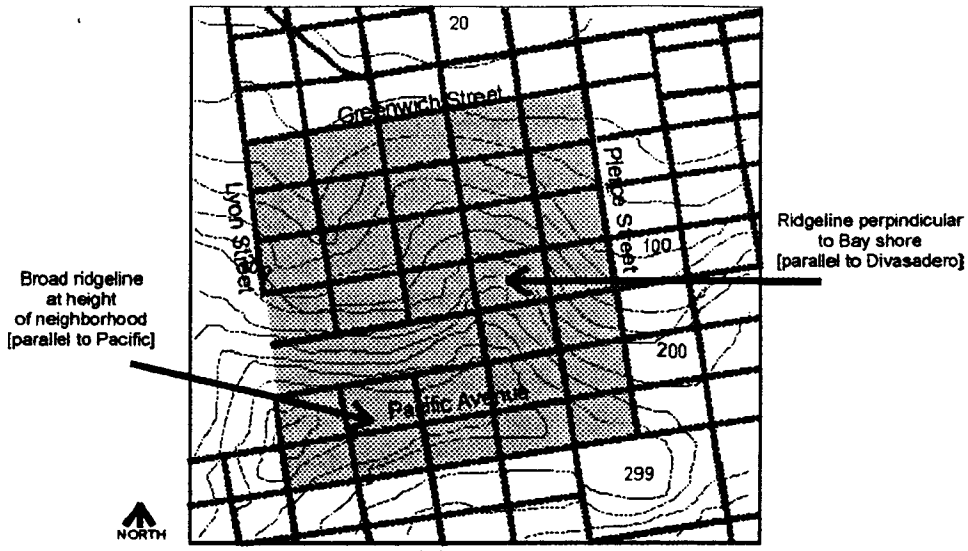
Cow Hollow includes a diversity of building types: larger single family detached residences in the higher elevation areas of the neighborhood; one and two family attached residences on smaller lots throughout much of the neighborhood; and, multi-family structures located on corner lots and in the lower elevation areas of the neighborhood. Despite this diversity of building types, the neighborhood is predominately two and three stories.

Topographic Features of Cow Hollow

The level east-west ridge along Pacific Avenue serves as the southern boundary of Cow Hollow and generally slopes downward toward the San Francisco Bay. The western boundary of the neighborhood drops from an elevation of 250 feet at intersection of Pacific and Lyon Streets to an elevation of approximately 50 feet in the vicinity of Greenwich and Lyon Streets. The eastern edge of the neighborhood slopes downward from roughly 210 feet from the intersection of Pacific Avenue and Pierce Streets to roughly 35 feet at Greenwich and Pierce Streets. The neighborhood also has considerable variations in elevation from west to east. The third elevation profile below demonstrates the considerable rise and fall along Vallejo Street from west to east. This is a result of the prominent ridge that runs perpendicular to the Bay shore, defined roughly by Divisadero Street.

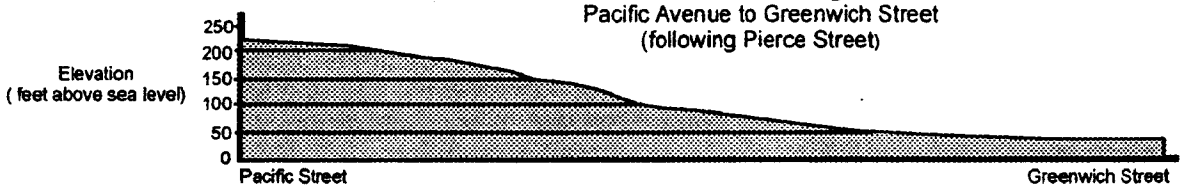
These topographic features exert a defining effect on the architectural features of the homes and block faces in Cow Hollow. In addition, the topography influences the micro-climate in Cow Hollow, specifically the solar lighting, fog, and wind (Appendix E.) Design techniques for preserving these architectural characteristics and resultant environmental quality in the neighborhood are included in Section 3 of this document.

Cow Hollow Neighborhood Topography

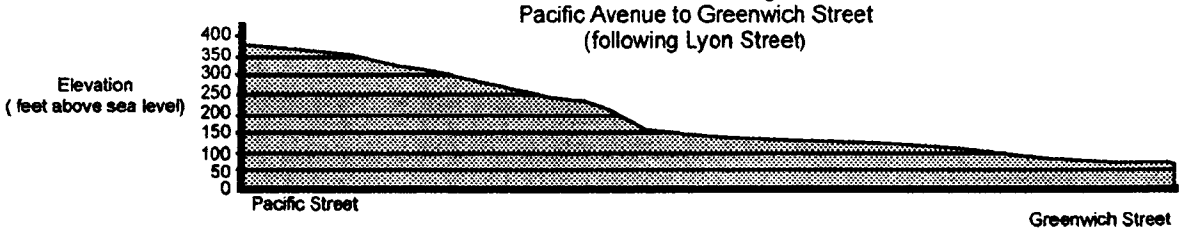


Source: USGS, San Francisco quadrangle, 7.5 Minute Series

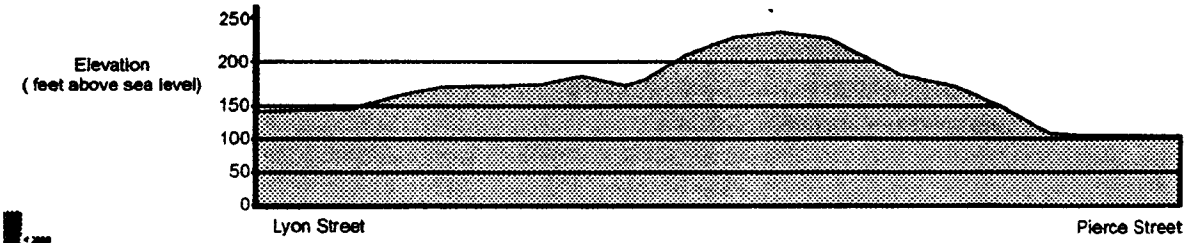
Elevation Change
Pacific Avenue to Greenwich Street
(following Pierce Street)



Elevation Change
Pacific Avenue to Greenwich Street
(following Lyon Street)



Elevation Change
Lyon Street to Pierce Street
(following Vallejo Street)



ORIGINS OF COW HOLLOW

Once home to a brewery and Chinese vegetable gardens, and bordered by a soap factory, tannery, streetcar factory, and laundries, Cow Hollow is today one of the finest residential neighborhoods in San Francisco. (John L. Levinsohn, Cow Hollow: Early Days of a San Francisco Neighborhood from 1776). The neighborhood is a unique microcosm of the full range of architectural styles popular for single family residences in San Francisco before 1925.

Stark sand hills originally stood as background to pastures used first for dairy cows and then cattle. Natural springs abounded in Cow Hollow, running down to Washerwoman's Lagoon, somewhat north of our present Filbert Street. Businesses were established there using the water for laundering and for tannery processing. Fertile and well-watered adjacent lands were a source of much produce for consumption in San Francisco beginning in the 1850s. Land north of Lombard between Scott and Steiner, as well as up the hill at Pierce and Green Streets was cultivated for produce by Chinese laborers. By the 1870s there were about 30 dairies in the vicinity, the largest with about 200 cows. Residents complained of unsanitary conditions attributable to the dairies, and the tannery was equally unpopular because it polluted the spring-fed waters of the lagoon. By the 1880s both cows and tannery were gone, and a few significant residences had been constructed in the neighborhood.

The first grand home in Cow Hollow was built in 1865-66 by Henry Casebolt at 2727 Pierce Street across from the Chinese gardens. Henry Casebolt, a Virginia blacksmith, made a fortune during the Gold Rush era and established a factory in 1871 at Union and Laguna to manufacture cars for his Sutter Street Railway. Designated as Landmark Number 51 by San Francisco's Landmarks Preservation Advisory Board, the house today is considered a masterpiece of the Italianate style. Set back in the center of the block, its most prominent feature is the centrally located porch, flanked by double stairways. Salvaged ship timbers were used for much of the structure. The white wood exterior was once speckled with dark tones to mimic stone.

The Casebolt house graced the cover of the popular book Here Today published by the Junior League of San Francisco in 1968. Here Today is credited with influencing the formation of the Landmarks Board, as well as the city's nonprofit Foundation for San Francisco's Architectural Heritage.

Some of the oldest houses in San Francisco still stand today in Cow Hollow because they were subsequently moved here from other neighborhoods, many of which burned in 1906. This is a highly specialized form of historic preservation which relies on either clairvoyance or extremely good luck! (William Kostura, "Itinerant Houses: a History of San Francisco's House Moving Industry", The Argonaut Journal of the San Francisco Historical Society, Spring 1999). A reporter in 1901 warned that Cow Hollow "bids, fair to become a wholly

unique neighborhood of second-hand houses and out of date architecture." ("Tramp Houses of San Francisco", San Francisco Chronicle, November 17, 1901. Sunday Supplement, p.2) Today we appreciate our wholly unique neighborhood, which retains particularly fine examples like 2828 Vallejo, on the northeast end of the block between Broderick and Baker. Built In 1880 or 1881 and located at that time at 2120 Broadway, the house may be the oldest Queen-Anne style residence in San Francisco. It was moved in 1895, when the original site was purchased by James L. Flood for his new mansion, which is now the home of Hamlin School. The house at 2828 Vallejo retains a now unusually deep setback and is pictured on page 23 of Here Today.

New home construction in Cow Hollow was concentrated after 1890 and in the first two decades of the century, in a variety of Victorian styles including Stick-Eastlake, Queen Anne and Edwardian. The pace of construction increased significantly after the earthquake and fire of 1906, and in about 1911 in anticipation of the Panama-Pacific International Exposition of 1915. In the 1920s houses were built in Mediterranean, Mission, Romanesque Revival, Tudor, and California Craftsman styles. There was little new construction in the 1930s, however Victorian houses were frequently remodeled from 1900 on in these newer styles. Home-owners also sought to reduce their fire insurance premiums by removing the flammable Victorian decoration and covering their houses with stucco.

By the 1940s some of the large single family homes in the neighborhood had been converted, often illegally, to boarding houses and apartments. Among other factors were the changing economy and the need to house families of soldiers newly stationed in the Presidio. In October of 1946 the Board of Supervisors defeated a resolution which would have rezoned to single family houses (RH-1) ten lots on the west side of Broderick Street between Green and Union Streets. The argument went to the board after a property owner sought a building permit to allow the construction of apartments in a house at 2700 Green Street.

These actions angered resident Elizabeth C. Lawrey, who was told by the Zoning Division of the Planning Department that the whole neighborhood was a lost cause because it was made up of large old houses whose only future lay in their conversion to boarding houses and apartments. Under the auspices of the Planning Department, Ms. Lawrey herself surveyed 45 blocks to show that Cow Hollow was in fact a solid neighborhood of single family homes, and the Planning Commission admitted their error. With four other neighbors Lawrey formed the Cow Hollow Improvement Club, which grew to 360 families. This organization exists today as the Cow Hollow Association which actively participates in planning related activities concerning the neighborhood and acts as a clearinghouse for information from various city departments to members. During Ms. Lawrey's 20 year tenure as Zoning Chairman, illegal uses were cleaned up and 20 to 25 blocks were rezoned from apartments and flats to single family and single family detached homes. The already established apartments and flats were grandfathered in (Marina Union, February 1990.)

Thanks to the early efforts of the Improvement Club, residents today continue to enjoy the first and only park in the neighborhood, Cow Hollow Playground, which is hidden in the center of the block bounded by Filbert, Greenwich, Baker and Broderick streets. With only a handful of grandfathered commercial establishments Cow Hollow remains today an exclusively residential and historic neighborhood.

DEFINING NEIGHBORHOOD CHARACTER

Ultimately, the concern to preserve neighborhood character extends beyond individual neighborhoods to the well-being of the City as a whole. As the San Francisco Residential Design Guidelines point out, "...to a large degree the character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape, and if repeated often enough, the image of the City as a whole."

Concern for the visual quality of the neighborhoods gave rise, in part, to the November 1986 voter initiative known as Proposition M, which. ..established as a priority policy, "that existing neighborhood character be conserved and protected." With respect to specific neighborhoods, the San Francisco Residential Design Guidelines define particular criteria and guidelines that will be described and made specific to Cow Hollow in this and the next section. Neighborhood character is first defined, as follows.

What is the Neighborhood?

In assessing whether the physical characteristics and visual appearance of a building expansion or construction of a new one conserves the existing neighborhood character, neighborhood is considered at two levels:

The broader context. Here the concern is how the building relates to the character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street in which the project is located are particularly relevant.

The immediate context. Here the concern is how the building relates to its adjacent buildings or, in the case of an enlargement, how the addition relates to the existing structure and how the form of the new or enlarged building impacts the adjacent buildings.

What is the Block Face?

The Block Face is defined as the row of facades for the length of one block. The topography of Cow Hollow shows a significant drop from a ridge running along Pacific Avenue; as a result of this the public perception of buildings is not limited to their front facades, but includes the

rear facades when visible from lower streets or from public areas. In consideration to this, the Block Face consists of two facets: a) the Exterior Block Face, defined by the row of front facades facing the street, and b) the Interior Block Face, defined by the row of rear facades facing the mid-block open space.

What is the Mid-Block Open Space?
The Mid-Block Open Space is the open area in the center of a block, formed by the sum of the rear yards of the properties within the block. The Mid-Block Open Space in the Cow Hollow neighborhood, contributes to the broader cityscape of San Francisco, particularly when seen from the adjacent neighborhoods, the shoreline, the Bay, and the Presidio. Due to the inclined slopes of the upper parts of the neighborhoods, the rear facades of buildings play a very important role because they contribute to the image of the City, while the vegetation in the Mid-Block Open Space, in general, softens the building edges and creates a balance between nature and the built environment. The Mid-Block Open Space adds to the quality of life for the immediate residents .

RESPECT OR IMPROVE UPON THE CONTEXT: FLEXIBILITY IN DESIGN

In certain neighborhoods, the visual character will be so clearly defined that there is relatively little flexibility to deviate from established patterns. However, in the majority of cases there will be greater leeway in design options.

Building patterns and rhythms which help define the visual character should be respected. A street may have a pattern and a rhythm which unify the rows of buildings on either side. A sudden change in this pattern, an over-sized bay window or a blank facade among more detailed ones, for example, can appear disruptive and visually jarring.

In many areas, architectural styles are mixed or significant demolition and redevelopment have already occurred. Other areas show little visual character and seem to be awaiting better definitions. Here, design should go beyond compatibility with the existing context; it should take the opportunity to help define a more desirable future neighborhood character.

The following discussion is intended to help clarify the restrictions and opportunities presented by a particular neighborhood context and to understand the degree of design flexibility that exists.

Clearly Defined Visual Character

On some block faces, existing building patterns and architectural styles will strictly define the options for new development. A predominant visual character is clear in the strong repetition of forms and building types in the following drawing.

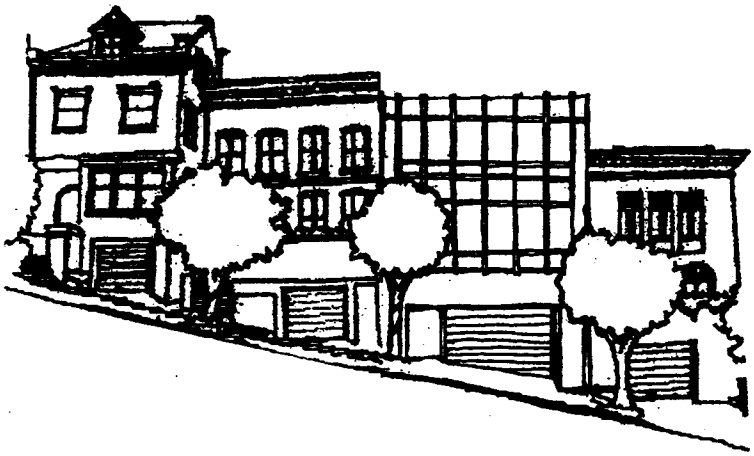
A small deviation in this neighborhood pattern would draw a great deal of attention to a new structure—attention that is damaging to the existing street character, as shown below.

ABOVE FIGURE – SIMULATION FOR ILLUSTRATIVE PURPOSES

Complex Situations

In other situations, building forms and structures are more varied, yet the row still 'works' and the buildings share a strong, unified sense of character. Patterns in building siting, form, proportion, texture, detail, and image are strong but more subtle than in the previous example. Consider the following example.

This situation is typical of Cow Hollow. While there are many groups of buildings with similar design, it is rare to encounter an entire block face of uniform visual character in the Cow Hollow Neighborhood. The complex situations in Cow Hollow often involve three or more primary building types per block face.

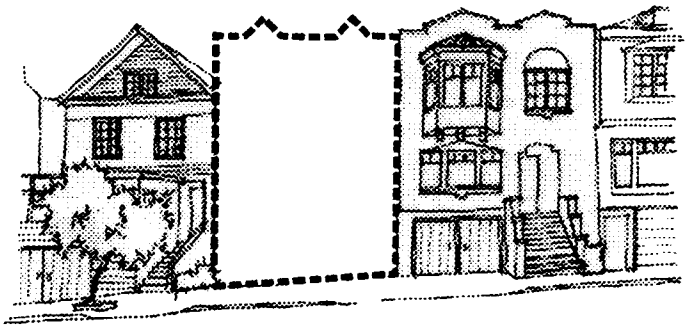


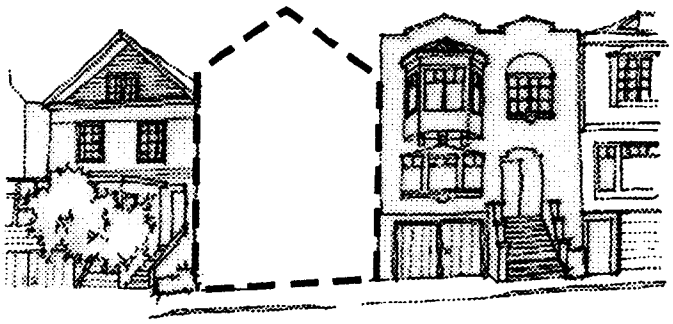
Undefined Visual Character

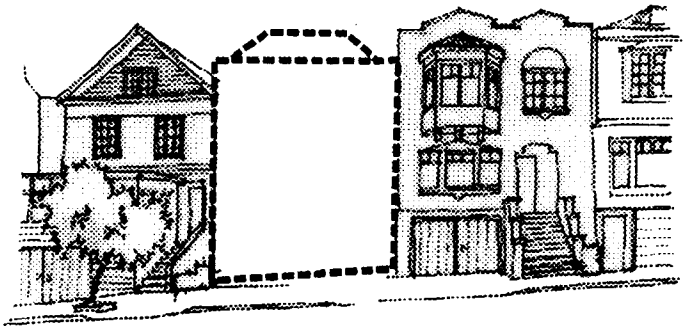
In many block faces, an overriding visual character may not be apparent, or the character may be mixed or changing.

When no clear pattern or style is evident on a block face, a designer has both greater flexibility in design and a greater opportunity (as well as responsibility) to help define, unify, and contribute positively to the existing visual context. Existing incompatible or poorly designed buildings in the project's area, however, do not free the project sponsor from the obligation to enhance the area through sensitive development.

The following examples show the great flexibility of design solutions when the neighborhood character is undefined. Each response, however, is derived from existing visual patterns and each attempts to unify the block face.







New Visual Character

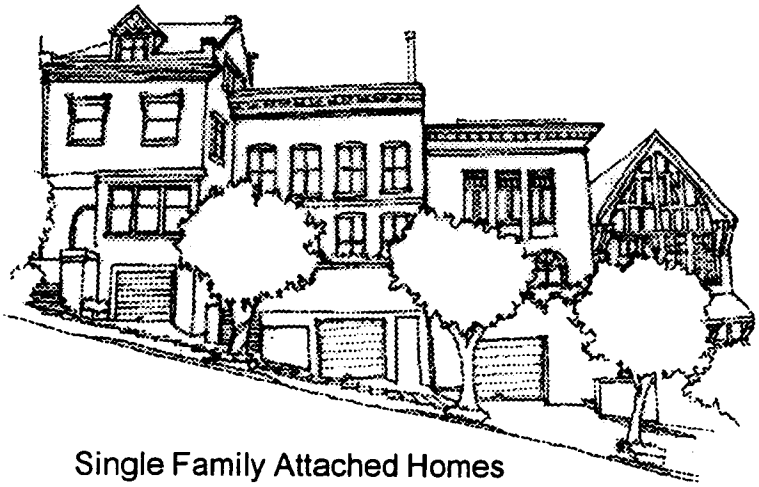
When the existing visual character offers little interest, new construction or extensive remodelling should seek to improve the context. When a row of new residential buildings or single building on a wide lot is proposed on a block where the existing housing has poor visual character, a unique opportunity to define a more desirable future visual character of the area is presented. The new building or buildings then become the context with which later construc-

tion must be compatible. In these cases, the facades of individual buildings or vertical facade dimensions, in the case of a very wide building, should not be either uniform or entirely different from each other.

NEIGHBORHOOD CHARACTER OF COW HOLLOW

Cow Hollow has evolved to contain a mix of architectural styles. Often, there will be three or more different styles on one block face, but a unifying rhythm is still maintained. Thus, Cow Hollow can be considered a **complex situation**, as described above, in which building forms and structures are varied, yet the row still 'works.' Sketches illustrating the variety of structures found in Cow Hollow are included.

Cow Hollow Neighborhood Character: Building Types

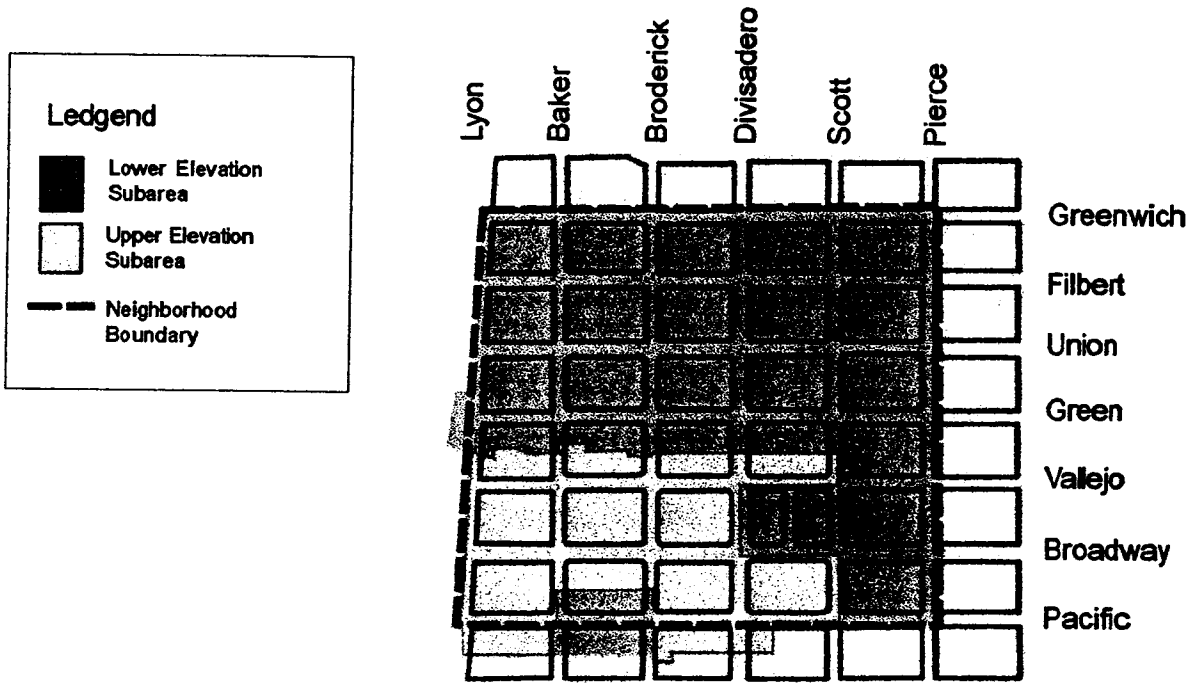


Single Family Attached Homes
on Hillside Slope

Corner Multi-Family Attached Units
on Level Slope

Single Family Detached Homes
on Level Slope

Neighborhood Character Sub-Areas



Building types contribute significantly to the neighborhood character of Cow Hollow, and define two sub-areas characterized by similarity of buildng uses and building dimensions. They are considered under the subsection titles "Scale" in Section 3 of this document. These scale dimensions include **Height, Width** and **Depth**, and are considered in the context of the neighborhood sub-areas. For each of the dimensions, specific neighborhood design guidelines are provided for the two neighborhood subareas in the "Scale" subsection.

The two distinct subareas include the **Upper Elevation Sub-Area** consisting of lots zoned for single family detatched homes, and the **Lower Elevation Sub-Area**, consisting of predominatley lots zoned for single and two-family dwellings.

The Upper Elevation Sub-Area of Cow Hollow includes the general area bounded by Pacific, Lyon, Vallejo, and Scott. This Upper Elevation Sub-Area is characterized by larger homes on larger lots. There are, however, some blocks within the Upper Elevation Sub-Area that are not zoned for single family detatched homes. These exceptions include the block of single family homes bounded by Broadway, Divisadero, Vallejo, and Scott, and the southern half of the Pacific, Baker, Broadway, and Broderick block. These two areas are therefore not included in the Upper Elevation Sub-Area.

The Lower Elevation Sub-Area of the Cow Hollow Neighborhood consists primarily of single and two-family homes. The Lower Elevation Sub-Area includes the general area bounded by Green, Lyon, Greenwich, and Pierce. The need for consistency of scale in this lower elevation sub-area is a primary focus of these Neighborhood Design Guidelines. The fact that single and two-family residences are interspersed throughout the majority of the neighborhood demonstrates the need for a consistent scale and building dimensions across zones.

SECTION 3
RESIDENTIAL DESIGN GUIDELINES

THE DESIGN PROCESS

For current Cow Hollow residents and future residents considering building a new home or adding to or otherwise making building modifications or expansions to their homes, it is important to identify those features or elements that give the building its visual character. A two-step approach can be useful in identifying the design elements that contribute to the visual and neighborhood character of a building. This approach involves:

(1) examining the building from afar to understand its overall setting, architectural context and siting characteristics; then,
(2) moving up close to appreciate the building's design details, materials and the craftsmanship and surface finishes evident in these materials.

Step one is to identify the overall character of the building, which involves looking at its distinguishing physical aspects without focusing on its details. The main contributors to the building's overall character are its setting, shape, roof and roof features, projections (such as bay windows, eaves, and balconies) recesses, voids, window and doorway openings, and the various exterior materials.

Step two involves looking at the building at arms length to see the surface qualities of materials, such as their decoration, building materials, and texture, or evidence of craftsmanship and age. In some instances, the visual character is the result of the juxtaposition of materials that contrast in their size and texture. A great variety of surface materials, texture, and finishes contribute to a building's character, which is fragile and easily lost when these materials are replaced with inappropriate substitutes.

The following sections give details on the elements of design and the design guidelines that are relevant to maintaining the neighborhood character of Cow Hollow.

ELEMENTS OF DESIGN

Following are the six basic elements of residential design, most of which have components. For each element, we will give a definition, a series of questions emphasizing the design issues related to the element, and a series of guidelines to follow to ensure that the new design is compatible with existing ones, i.e., with the neighborhood character of Cow Hollow.

1. Siting

- Location of a project site, and its topography
- Setback of the building from the front property line
- Rear Yard, i.e., the setback of the building from the rear property line
- Side Yard, i.e. spacing between buildings and light wells

2. Building Envelope

- Roofline: the profile a building makes against the sky, and the organization of projections above the roofline
- Volume and Mass as expressed by the visible facades

3. Scale (Height, Width & Depth)

- Dimensions of the elements which make up the building's facades
- Proportions of the building, and of the elements of its façade

4. Texture and Detailing

- Materials and Colors used to finish the surface of the building
- Ornamentation used, including the amount, quality, and placement

5. Openings

- Entryways -The pedestrian entries into the buildings
- Windows -How they are articulated and used in the façade
- Garage Doors -The vehicular entries into the building

6. Landscaping

- Tree Pruning for the Retention of Mid-Block Open Space
- Tree Selection and Placement

1. SITING

The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The Location, Front Setbacks, Rear Yards, and Side Spacing will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the exterior and the interior block face, and maintaining a sense of common open space in the interior of the block.

A. Location

Location refers both to the topography of the site (is it on a hill, in a valley, or along a slope?) and to its position in relation to other buildings and significant urban features.

- ***Does the site draw attention to itself because of its topography or position on the block?***
- ***Will the project be competing for attention with neighboring structures?***

Respect the Topography of the Site

New buildings should not disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills and in relation to mid-block open space.

The following drawing shows a harmonious streetscape typical of Cow Hollow, in which the buildings respect the topography and the architectural context, stepping down the hill.

From the ridge following Pacific Avenue parallel to the Bay shore, Cow Hollow generally slopes downward toward the San Francisco Bay. The topographic map and profiles in Section 2 of this document show the overall topography of the neighborhood.

The significance of this topography with regard to neighborhood character is that there are few level lots in Cow Hollow. Regardless of where a lot is located in the neighborhood, neighbors may be located above or below the elevation of any subject property. Sensitivity to topography is extremely important in this neighborhood environment.

In the following drawing, the new building (the building in the middle) disregards the topography of the site: it has been built to the same level as the first building from the left, so that its elevation seems forced and the pattern of buildings stepping up the hill is broken.

ABOVE FIGURE – SIMULATION FOR ILLUSTRATIVE PURPOSES

For houses on slopes, terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. This terracing is important to adjacent neighbors in block faces with significant slope parallel to the street. Terracing in this arrangement preserves lateral access to light and views. Terracing is equally important to up- and down-slope neighbors located on block faces with slopes perpendicular to the street frontage. Terracing in this arrangement preserves light and views from the front and rear of hillside homes. Many of the hillside homes in Cow Hollow use a reverse plan, with large picture windows at the rear, in their living and dining rooms, while the homes behind and downhill from them are carefully designed to be below the line of sight from the homes above. The strength of this design, which takes full advantage of available views, will be undermined if the relation of the structure to the topography is not respected.

B. Topography and Views

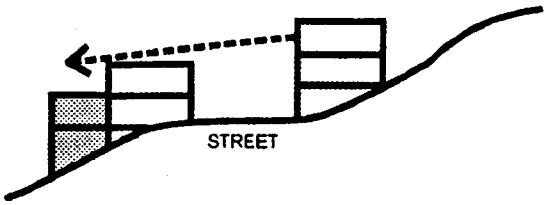
The siting of the homes in Cow Hollow is one of the most important factors defining neighborhood character. As described in the Neighborhood Character of the Cow Hollow discussion in Section 2 of this document, the majority of the buildings are on terraces that follow the slope.

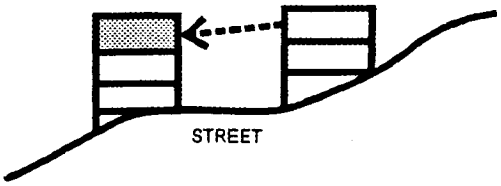
Thus, in Cow Hollow, the most important features that emerge from the integration of architecture and topography is harmony between the terrain and the built environment and views available from many of the homes and from their rear yards. There is ample precedent in Bay Area communities for the preservation of existing views, as described in Appendix F, which should be consulted for details of view preservation ordinances and guidelines in the Hiller Highlands, Berkeley, and Tiburon. Although to some extent the assessment of the impact of an addition to an existing structure on views from the surrounding homes is subjective, the ordinances and guidelines of these Bay Area communities show that it is possible to make these subjective assessments fair to both holders of existing views and to those wishing to build. It is also possible to formulate objective criteria to minimize obstruction of existing views. These communities endorse a combination of such objectives measures and professional judgement by planning staff, to evaluate the effects of vertical additions on views.

In the hillside community of Cow Hollow, preservation of the views resulting from the relation of the topography to the existing architecture is a consideration when remodeling is planned or a new home is to be built. In many areas the streets are so steeply terraced (with steep slope between streets) that a vertical addition to a home in the lower street will be well below the line of sight from windows and yards of uphill homes, and therefore, obstruction of views by such addition will not be a major concern. In other areas, terracing is more shallow (in the Lower Elevation Sub-Area of the neighborhood) such that the uphill homes do not presently have views, so a vertical addition would not deprive the uphill home from a view. However, there are areas in which the depth of terracing of the streets is intermediate, so the addition of a story on a downslope home would impact the views from an upslope home.

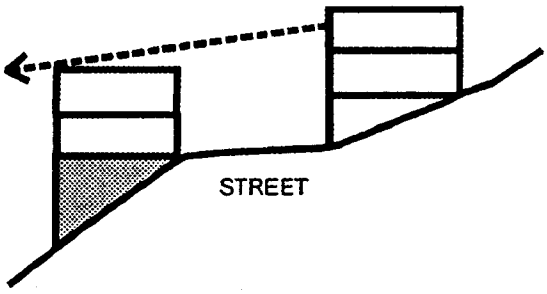
It is in these moderately terraces areas that the criteria such as those used by the Hiller Highlands, Tiburon, and Berkeley can be applied. Various solutions to minimize view impact in these situations may pertain, as shown below.

These principles can be integrated into both new construction and building expansions in Cow Hollow. For example, as in the following drawing, on a home downslope from another, instead of a vertical addition (right), a rear addition one story lower than the exisiting structure should be considered (left), provided that it does not encroach within the required open area, to minimize interference with the view from the up-slope home.

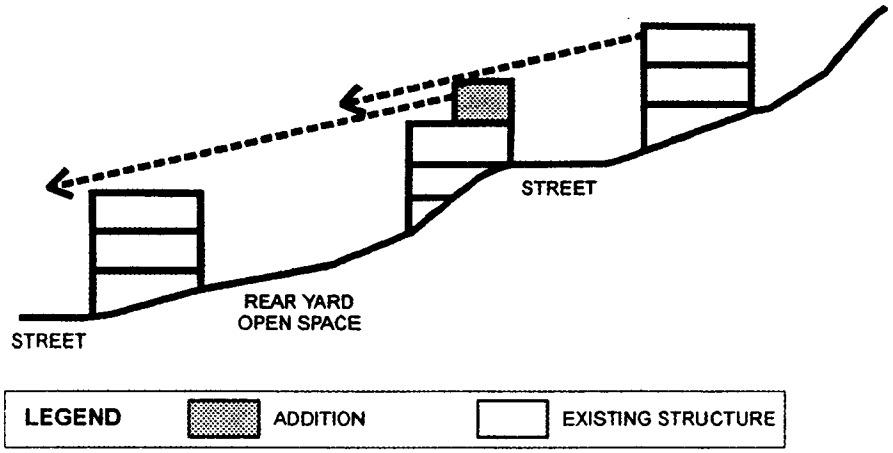




If the severity of the slope and/or the size of the yard precludes the above solution, developing the lower, unfinished story of the home largely within the existing building envelope should be considered, as shown below.



If a down slope home considering a vertical addition is across the street from an up slope home, a front setback or angle-cut on the planned additional story may preserve view for the up slope home and its rear yard, as in the following drawing.

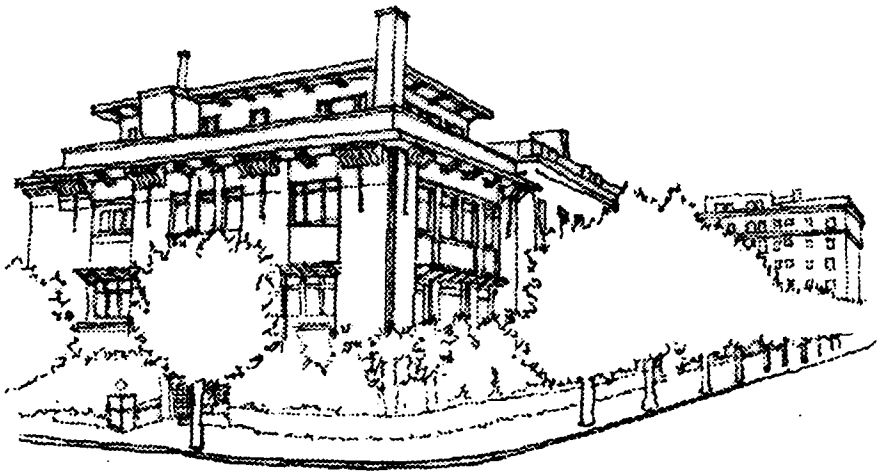


Emphasize Corner Buildings

Corner buildings play a stronger role in defining the character of the neighborhood than other buildings along the block face. They can act as informal entryways to the street, setting the tone for the streetscape which follows.

Design for corner buildings should recognize this by giving the building greater visual emphasis. Emphasis may be given by greater height, a more complicated form or projecting façade elements, or richer stronger decoration.

Corner buildings, which have two street facing facades, create a unique design challenge, particularly if the internal organization of the building is that of an interior building with two blind sides. Placed on a corner, one of the sides is now an exposed façade which should be fenestrated, articulated, ornamented and finished so it is comparable to the front façade. The following illustration represents a well-designed corner home in Cow Hollow.



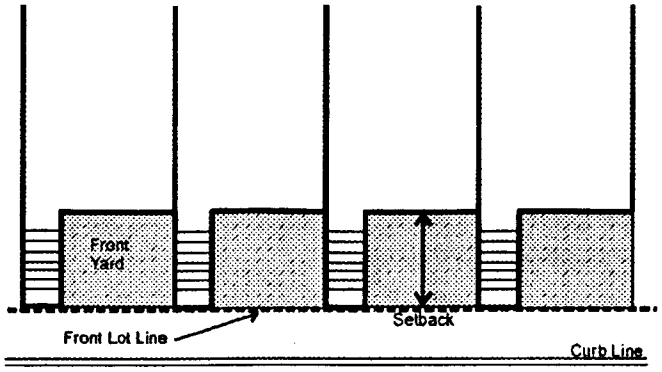
C. Setbacks

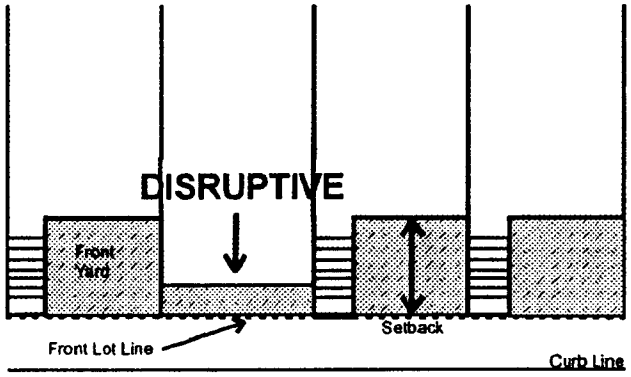
Building setbacks are the distance between the structure's edges and the front property lines. The pattern of setbacks helps establish a rhythm to the block face and provides a transition between the public sidewalk space and the privacy of the building.

- ***Is there an existing pattern of building setbacks?***
- ***What effect will changing this pattern have?***
- ***Do the proposed setbacks create new building corners along the block face?***

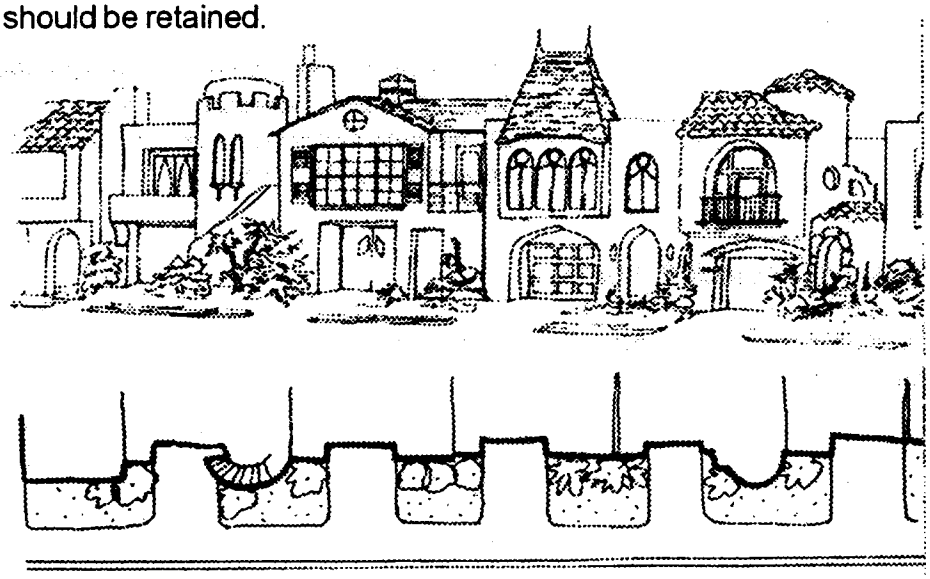
Respect Setback Patterns

A setback that goes against the established pattern will be disruptive to the neighborhood character.

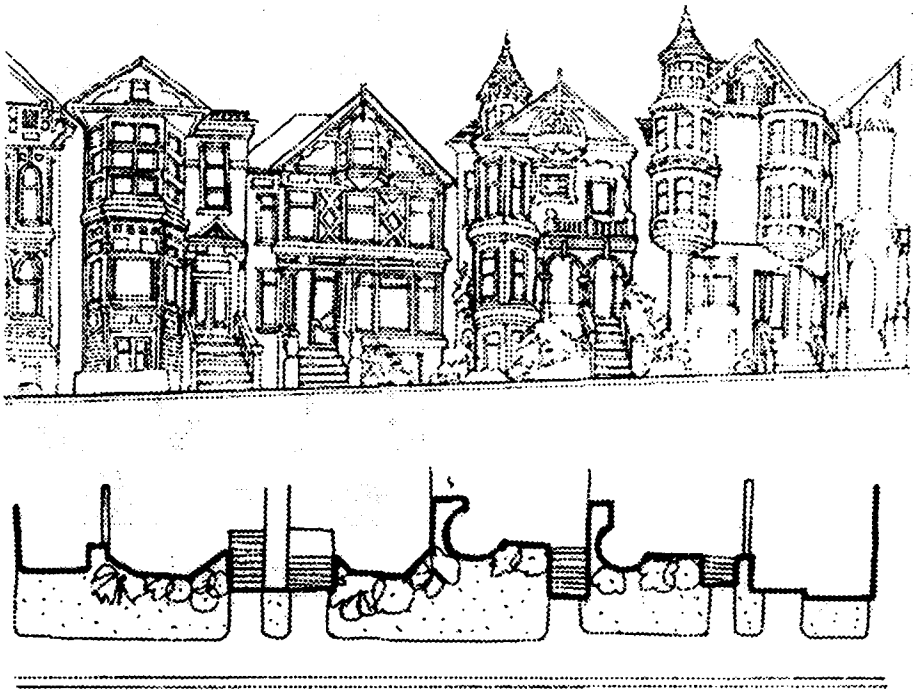




In Cow Hollow, within any particular block face, each building is set back from the property line to a similar degree (Portions of the facades are recessed even further creating partial setbacks). The setbacks help to define the transition between the private spaces and public street areas. Landscaping can help soften this transition. Existing patterns of landscaped front setbacks should be retained.



The front gardens in the setbacks of many homes in Cow Hollow are an important asset of the neighborhood. Elimination of these gardens not only damages neighborhood character but also depreciates the value of the home. Drought resistant plants and automatic-drip irrigation systems can facilitate maintenance of front gardens. (See Landscaping.)

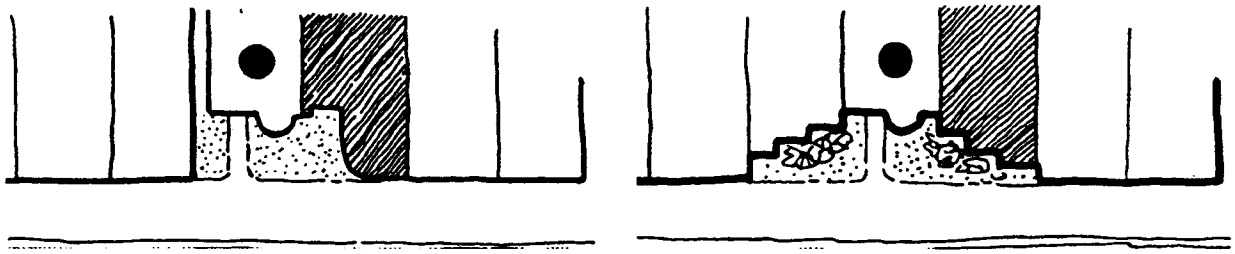


Respond to Building Corners Created by Setbacks

Changes to a uniform setback pattern can create building corners along the block face. These corners often draw attention to themselves and can take on a special role in the composition of the streetscape. They should be designed to acknowledge this role.

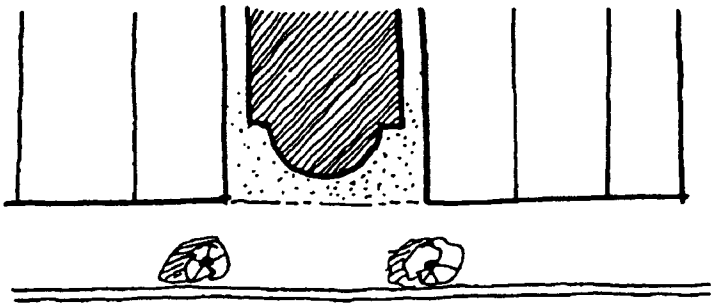
Acknowledge Significant Neighboring Buildings

In some cases, a proposed project is adjacent to a historically or architecturally significant building. These structures are often set back from the street or are on wider lots with gardens in front. For these lots, open space can sometimes be even more important than the building itself. The setback treatment should be sympathetic to the importance of the building, its setback and the open space.



Provide a Setback to Accommodate Projections of Architectural or Decorative Features

Except for minor encroachments, architectural or decorative features are not permitted to overhang the sidewalk for the first 10 feet above the sidewalk, a height intended to provide the pedestrian adequate headroom. Therefore, in order to allow for appropriate architectural or decorative features at the base of the building, the building may need to be set back from the property line.



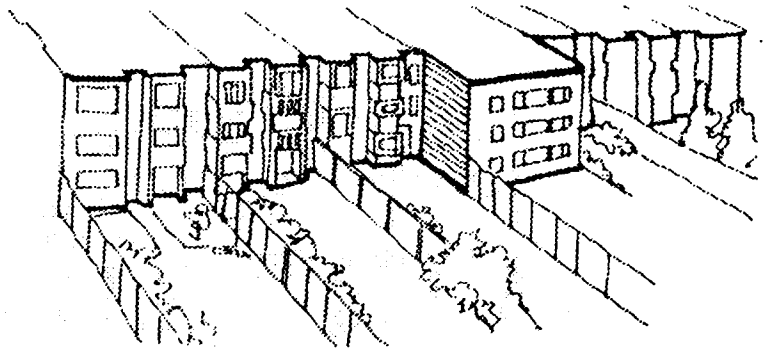
D. Rear Yards

Rear yards are the spaces between the back of the building and the rear property line. In addition to serving the residences to which they are attached, they are in a sense public in that they contribute to the interior block open space which is shared visually by all residents of the block.

- ***Is there a pattern of rear yard depths creating a common open space?***
- ***Will changing this pattern have a negative effect?***
- ***Are light and air to adjacent properties significantly diminished?***

Respect Rear Yard and Adjacent Buildings

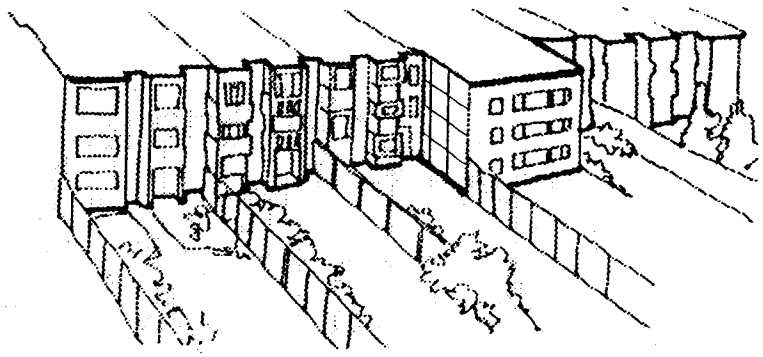
Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and have adverse impacts on adjacent buildings.



In Cow Hollow, the mid-block open space constituted by the open adjoining rear yards are a major and defining element of the neighborhood character. Preservation of these the mid-block open space is an important goal of these Neighborhood Design Guidelines. Not only should rear additions respect the midblock open space, but they should also minimize adverse impacts on adjacent buildings, such as significant deprivation of light, air and views. Expansions should be designed to avoid overshadowing neighboring gardens, existing sunlit decks, sunny yard space, or blocking significant views.

Finish the Rear Facade and Visible Sides of the Building

The rear of the building, and the visible sides, while not as public as the front of the building, still are in view of the neighboring properties, and often, depending on the topography, of those far beyond. This facade should also be compatible with the character of its neighborhood. The exposed siding of a rear extension should be architecturally finished because of its visual impact on adjacent properties. Exposed plywood, for example, should be considered inappropriate in the Cow Hollow neighborhood, where the majority of the building facades are finished with siding or stucco.



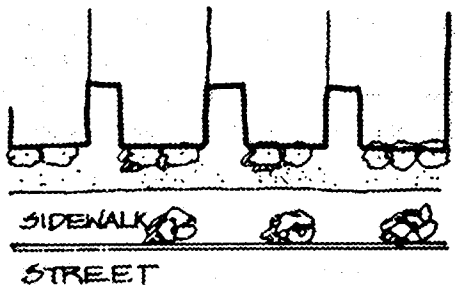
E. Side Spacing (Side Yards)

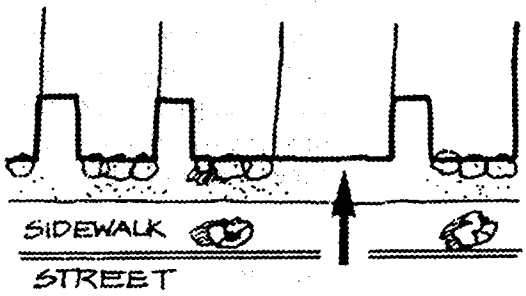
Spacings are the separations, existing or perceived, between buildings. Side or "notch-backs" between buildings help to underscore the separate nature of each unit and set up a characteristic rhythm to the street scape composition.

- ***Is there a pattern of side spacing between the buildings?***
- ***Will changing this pattern have a negative effect?***
- ***Can a negative impact be minimized by changing the design?***

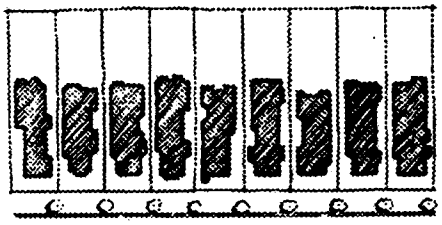
Respect Spacing Pattern

As with front setbacks, a poorly designed side setback between buildings can strongly impact the neighboring buildings as well as be visually disruptive.



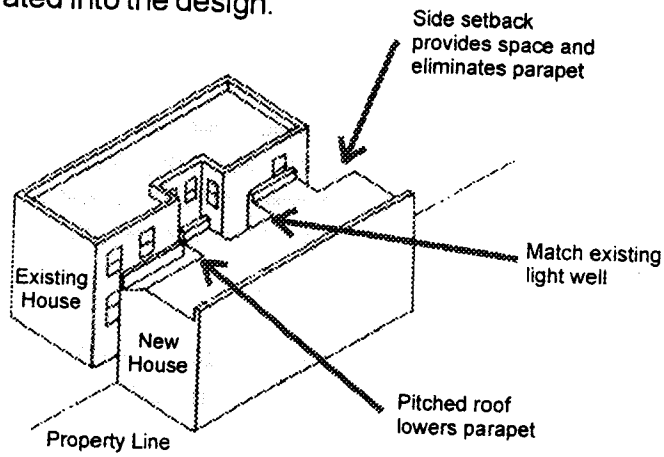


Proposed projects should respect the existing pattern of spacings between buildings.



Incorporate "Good Neighbor" Gestures

Often a small side setback or notch can prevent blockage of a neighbor's window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of "good neighbor" gestures should be incorporated into the design.



Drawing by Ruth Siegel/Arnold Lerner, AIA

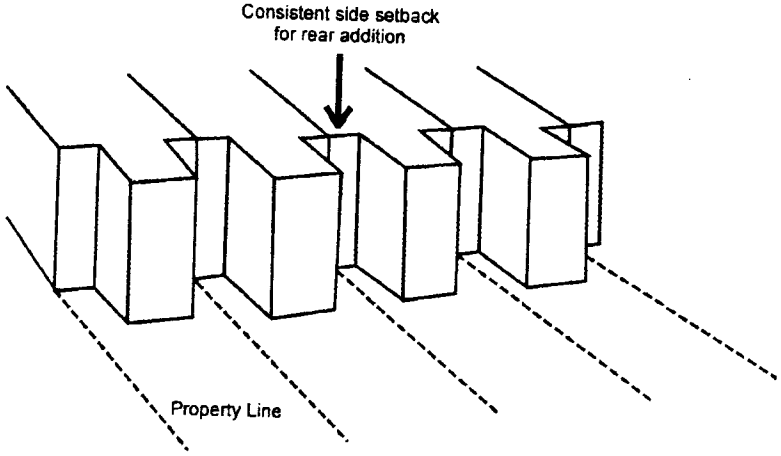
Ways to Adjust Envelope and Add Light/Preserve Neighbor's Views

Lateral Lighting, Air and Views

Where side yards exist, new buildings or expansions should be designed so as to preserve these side yards in their entirety and thus to protect the privacy of and light to neighboring buildings. When rear additions impinge on light and air to adjacent homes, setbacks can be used to preserve the extent of light and air intended in the existing design.

Rear Expansions

In attached homes in Cow Hollow, the lack of side yards limits light received by residences and limits the sight lines (air envelope) around the residences. For this reason, attached homes are particularly vulnerable to deprivation of light and air by a neighboring rear expansion. Therefore, it is particularly important in attached homes that the rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures, as shown in the following figure.



2. BUILDING ENVELOPE

The building envelope refers to the exterior elements of a structure – the roof, the front, rear and side facades and other projecting elements such as bays, overhangs and balconies. The actual envelope of a building, within the maximum envelope established by the Planning and Building Codes, should be compatible with the envelopes of surrounding buildings. This section focuses specifically on two aspects of the building envelope which are crucial for compatible design – the **Roofline** and the appearance of **Volume** and **Mass.**

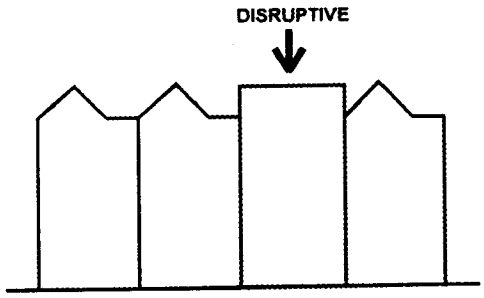
A. Roofline

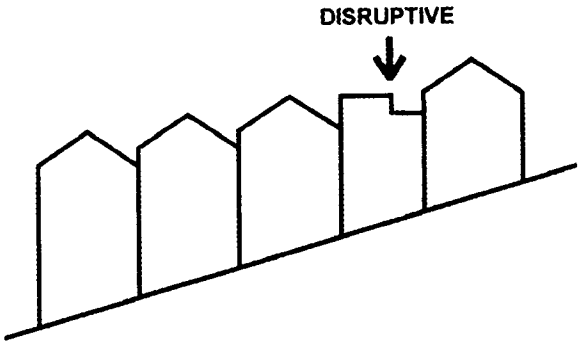
The roofline refers to the profile of the building against the sky. In the case of Cow Hollow, where steep slopes expose the design, and appearance of the roof of buildings down hill, roofline also refers to the perception of roofs as ween from higher elevations.

- ***Is there an identifiable pattern to the rooflines of buildings on the blockface?***
- ***What choices are there to respond to this pattern?***
- ***Can the impact of unavoidable disruptions to the pattern be lessened?***

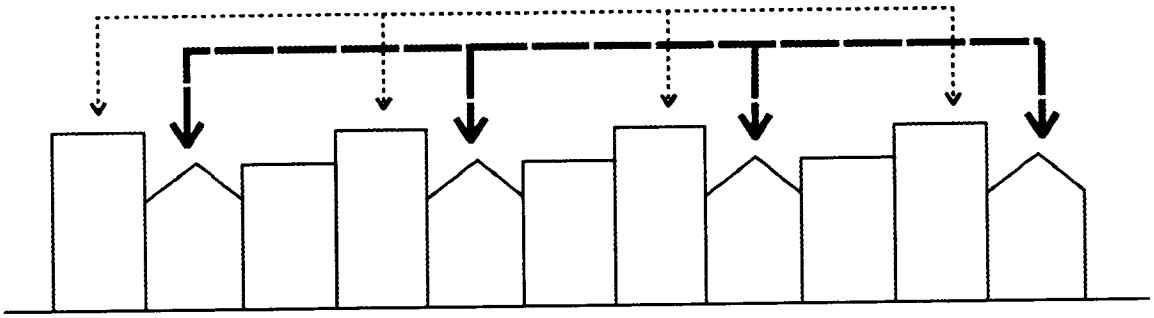
Respect Roofline Patterns

The style of roofline varies throughout the Cow Hollow Neighborhood from block to block.





Broad patterns may not be apparent unless the entire block face is considered.



Many blocks throughout the neighborhood are characterized by distinctive roof types, while others are less consistent. Those blocks that are more consistent require design that is consistent and complementary to the dominant building style. Blocks that are more varied and eclectic require special consideration in order to bring greater harmony or visual interest to the blockface.

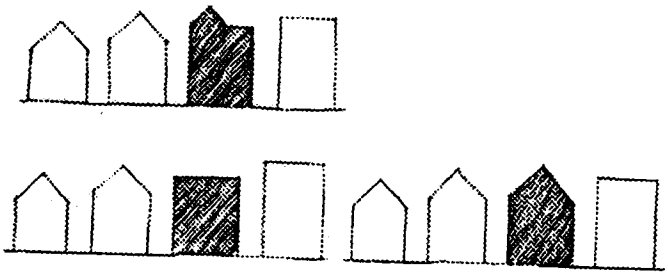
In general, a strong repetition of consistent rooflines calls for similar design for new construction and alteration.

As important as the pattern of rooflines seen from the street level, is the perception of the roofs of buildings as seen from higher places. A flat roof, the choice of bright and reflective roof materials, the random placement of skylights, the construction of elevator and stair penthouses, or the design of a bulky roof, can greatly affect the neighborhood character as perceived from higher locations within the neighborhood.

Minimize the Impact of Inconsistent Building Rooflines

The impact of inconsistent building forms should be responded to creatively.

There is likely to be more than one way to address a complex pattern of rooflines. While the design may respond more specifically to one pattern over another, picking up on several patterns may help to tie the streetscape composition together.



When the inconsistency results from the new building being taller than adjacent buildings, setting the taller element back from the street through a set-back at the prevailing street wall height would be necessary. Corner buildings require setbacks on both frontages.

B. Volume and Mass

Volumes are the three dimensional forms of the building. Mass is created by the combination of arrangement and surface treatment. Mass and volume together define a building's bulk, weight and depth. The appearance of volume and mass influences how people perceive a building as they pass by. San Francisco has a tradition of buildings which exhibit a strong sense of volume and mass; facades tend to have sculptural, three dimensional qualities and the buildings themselves seem to be solidly rooted to the ground.

- ***Have the elements which contribute to the feeling of volume and mass along the block face been identified?***
- ***Can the appearance of compatible volume and mass be created in the new structure with the façade articulation and ornamentation?***

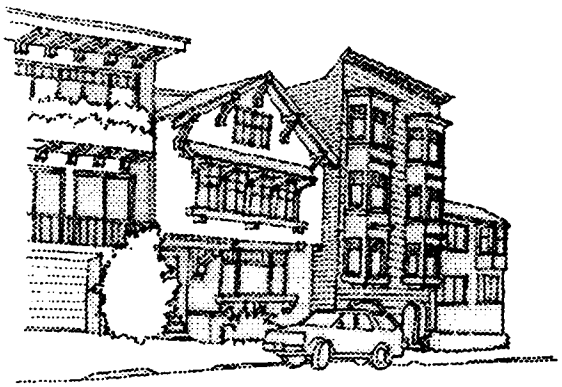
Compatibility of Volume and Mass

The volume and mass of a new building or an addition to an existing building must be compatible with that of surrounding buildings. Corner buildings need to show mass and volume more clearly than mid-block buildings and therefore need special attention.

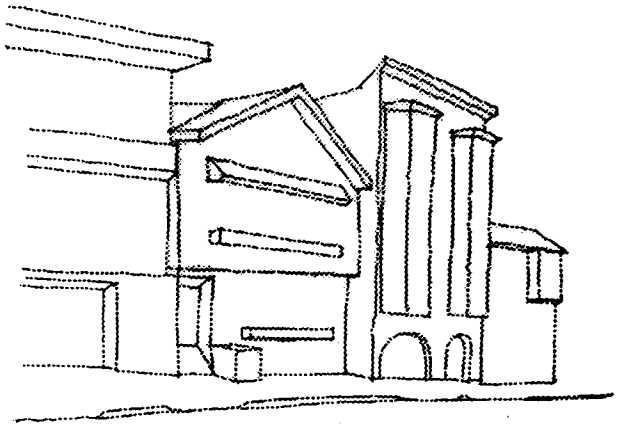
Identify and Incorporate Elements which Contribute to Volume and Mass

Perhaps the easiest way to understand the forms which influence this design element is to outline them using photographs of the exterior and interior block face and tracing paper. In the following example, both protruding forms and the recessed areas which create the sense of volume and mass have been identified. With this information, the compatibility of the volume and mass of the proposed project can be judged.

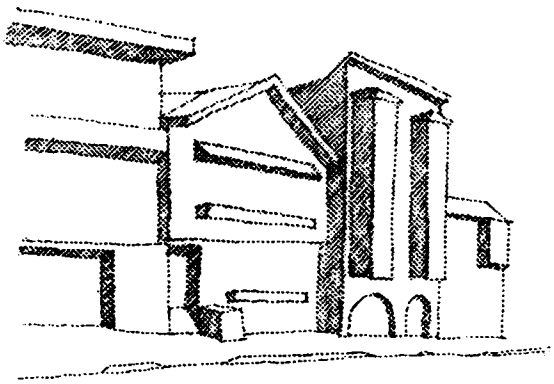
Take the original photographs...



Outline the basic forms...



Add shading to identify elements with volume and mass...



Effect of Light and Shadows/Ornamentation

Protruding façade ornamentation which casts shadows tends to increase the sense of volume even on a flat façade. The amount and level of detail of the façade ornamentation (see Texture and Details) influence the sense of volume and mass.

Lack of decorative features or use of fine scale decoration tends to create a façade with little sense of volume and mass.

If consistent with the surrounding buildings, the treatment of architectural detail can help to create the appearance of greater volume and mass.

Effect of Light and Shadows/Openings

Light and shadows cast on a facade help define the sense of volume and mass. Openings in the facade-windows, pedestrian and vehicular entries-play an important role in the creation of shadows. Simple and large shadows accenting recessed areas can provide a greater sense of mass, as in the following example.

3. SCALE

The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The scale of any new building or building alteration should be compatible with that of neighboring buildings. To assess compatibility, the dimensions and proportions of neighboring buildings should be examined.

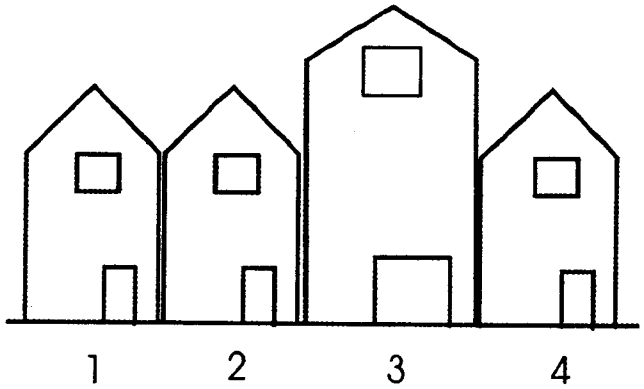
A. Dimensions

- ***Does the building seem under or oversized in relationship to the buildings around it?***
- ***Do certain elements of the building seem to be the wrong size in relation to other parts?***
- ***Can the dimensions be adjusted to relate better to the surrounding buildings?***

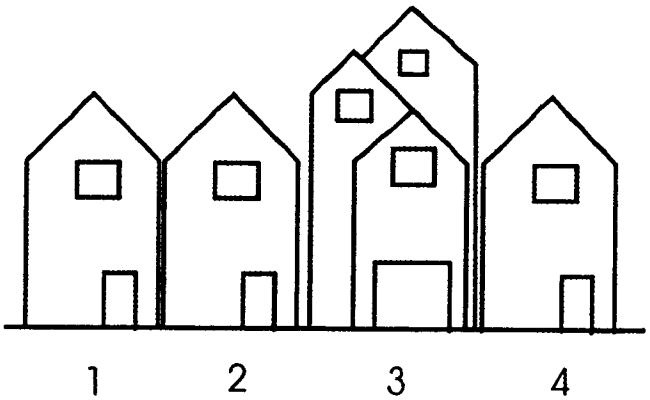
Respect the Scale of the Neighborhood

If a building is actually larger than its neighbors, it can be made to look smaller by façade articulations and setbacks. If nothing helps, reduce the actual size of the building.

Buildings may be compatible with their surroundings in terms of proportions, but still be out of scale. Building No. 3 is too high and too wide.



As in the example above, building #3 is bigger than its neighbors but it is in scale with them because the width of the facade has been broken up and the height has been reduced.



Height
A structure higher than others in its block face or context risks incompatibility. As a result, the height relationship between structures in Cow Hollow has been the source of intensive debate. Several specific height relationships create concern, including:

- down-slope structures with excessively high rear facades blocking light and overwhelming up-slope structures located on the same block
- down-slope structures blocking views from up-slope structures across the street, and
- down-slope structures blocking lateral views and light from up-slope structures when located on a block face perpendicular to the hill slope.
- on moderately or steeply up-sloping lots, to preserve mid-block open space and amenities such as access to overhead light and air, it may be necessary to limit the height of additions to the rear of the house.

In areas of Cow Hollow that are down-slope from the ridge along Pacific Avenue, availability of light to homes is often limited because sunlight is blocked by homes on the ridge, in particular in the winter months. In these areas, vertical expansions that further limit the light are not appropriate. Alternative designs that involve no impact on light should be sought.

Width
The design of a new building or an addition must be consistent with the existing pattern of building width that prevails in Cow Hollow. Expansion in the side-to-side dimension is possible only in detached homes, provided that the building expansion, does not encroach into a required side yard, or when there is a clear pattern of side yards. Such expansion must minimize the impact on light and air to adjacent homes and preserve side yards by matching existing neighborhing side yards.

Depth
The design of a new building or an addition must be consistent with the existing pattern of building depth that prevails in Cow Hollow. Expansions in depth are generally rear expansions, which are addressed in the section on "Rear Yard."

Extensive rear additions on down-sloping lots, even if they preserve the amenities of neighboring homes, can result in in out-of-scale structures that fill up the hillsides and eliminate open space, making the neighborhood appear over built. The many down-sloping lots in Cow Hollow provide ample opportunity to expand within the envelope. However, should a rear extension be desired, to prevent excessive structures on down-sloping lots, it may be necessary to limit the addition so as not to create out-of-scale structures or compromise neighbors' amenities.

B. Proportions

Proportions are dimensional relationships among the building elements. These relationships exist at several levels: the relationship between the dimensions (height, width and depth) of each element of the building, the relationship of the dimensions of the elements to each other and to the building as a whole, and the dimensional relationship of the building to other buildings along a blockface.

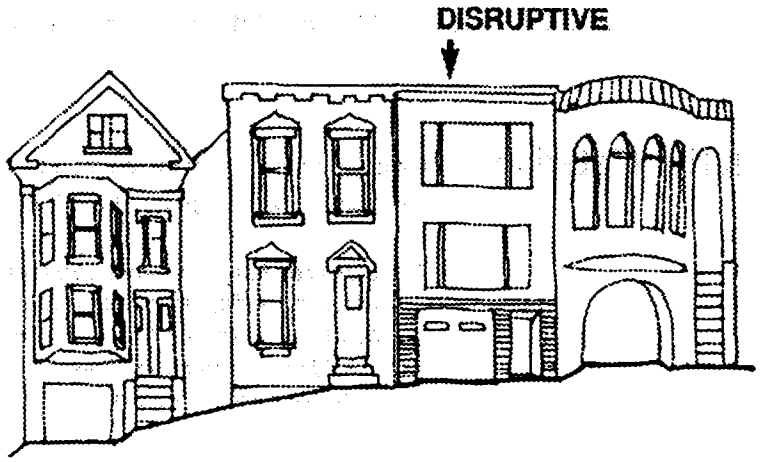
- ***Have the prevailing proportions along the blockface been identified?***
- ***Can the proportional relationship of the proposed project be identified?***

Compatibility of Vertical and Horizontal Proportions

The overall sense of a building working well within a particular context is often the result of carefully developed dimensional relationships. Poorly proportioned buildings are out of balance, inconsistent, and lack harmony with their surroundings.

The proportions of the basic shapes of a project must be compatible with those of surrounding buildings. A basic step in identifying the proportions on a block face is to map (as described under 'Volume and Mass') the vertical and horizontal elements that define the facades of a building, such as doorways, windows, cornices and garage doors, and then to analyze their dimensional relationships.

A simple change in proportion can often have an enormous impact on how a building fits into its surroundings. A building with strong horizontal elements in an area where vertical elements predominate can be disruptive. The example below illustrates a change in window proportions. The guideline applies, however, to any element of the facade.



The change in window proportions help make this building more compatible with its context. Other design elements would of course have to be addressed before it would meet the minimum standards of these Guidelines.

4. Texture and Detailing

Texture refers to the visual surface characteristics and appearance of the building façade. Detailing refers to the manner in which building parts are put together. The texture and detailing of a building's façade often have the strongest impacts on how people perceive a new structure, and therefore, on their sense of the character of the neighborhood. The use of materials and the degree of ornamentation give the building its texture.

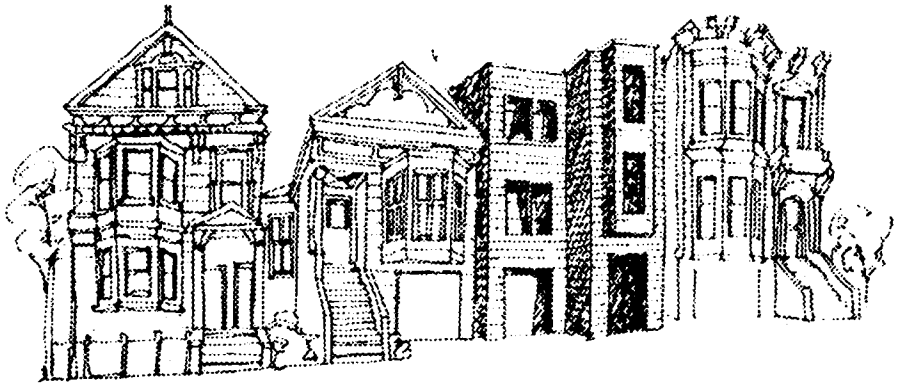
A. Exterior Materials

Exterior materials are the architectural finish on the visible, exterior parts of the building.

- ***Do the building materials complement those used in the surrounding area?***
- ***Is the quality of the materials comparable to that of other nearby buildings?***
- ***Could the materials be finished in a way that would improve their appearance?***

Use Compatible Materials

As with other design elements, the surrounding context provides cues for the choice of materials. For example, a metal sided building would not fit in well with a row of painted wood board homes.



Appropriateness of the Choice of Materials

Attention must be given to how many different materials will be used on a facade, how the materials will be applied and distributed, and what materials are chosen. While in some projects the use of a variety of materials together-stucco, brick, and wood siding, for example-can result in a successful design, in others the variety will seem cluttered and distracting. The key to determining whether choices of material are appropriate is to understand what the design is trying to achieve.

Is the variety of materials being used to create more visual interest in a blank, flat facade? If so, the problem should probably be dealt with by using a more interesting architectural form.

Are different materials being used to define different levels of a building, such as the base, the middle, or the top? The sensitive use of different materials can help express the building's structure in a highly visible manner. In determining what materials are appropriate for this purpose, it is helpful to class the materials by their visual qualities. such as sturdy, massive, heavy, light, delicate, ethereal, etc.

Is the variety of materials responding to a pattern of materials prevalent in the block face? If so, it is helpful to do a careful analysis of what type of materials are being used. Brick, for example, can be clean and smooth, or rustic and knobby, and can change in color and finish. Choosing among the varieties of a specific material is as important as choosing among the materials themselves. Materials should appear as integral parts of the structure rather than 'pasted on.'

The designers of Cow Hollow's early homes used many quality materials, including stucco, tongue-and-groove siding, and brick in front facades, a similar range of materials for other exterior walls, roofs, and wood-frame windows. When refinishing existing exterior walls or

finishing the walls of additions or new construction, or finishing exposed side walls, homeowners should use materials compatible with those in the rest of the block-face. For example, aluminum or vinyl siding should not be used in block faces on which facades are primarily stucco.

In the design of a new building or an addition or renovation, the materials of the existing house as well as the materials of the surrounding buildings need to be considered. The quality of materials and installation should be comparable to those used in the original buildings and appear as an integral part of the structure.

Finish Exposed Side Walls
Exposed sidewalls should be finished with quality materials that are compatible with the front facade and adjacent buildings. Unpainted plywood blends poorly with other materials and should not be used when it is exposed to view.

B. Ornamentation

Ornamentation is the refinement of detail and the application of decorative elements with the sole purpose of enhancing the building'sappearance.

- ***Does the project stand out as excessively plain or overly decorated?***
- ***Does the ornamentation make sense for the building or is it simply copied from those surrounding it?***

Respect the Amount and Level of Detail of Surrounding Ornamentation

The richness and level of detail of ornamentation in the surrounding area should be used as a guide, without exactly mimicking the neighboring facades. For example, a relatively flat façade with little ornamentation would be inconsistent in an area which has a high degree of façade ornamentation and vice versa.

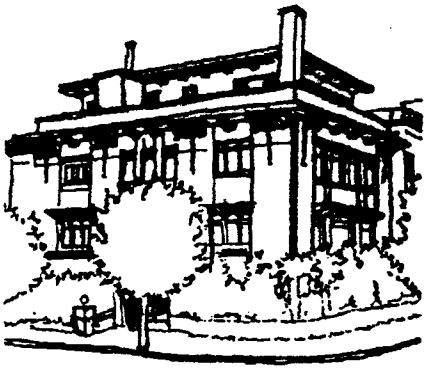
In any event, stark, flat facades and large, visible, and undifferentiated side walls should be avoided by articulating their form and/or through the use of ornamentation. All materials and colors should be extended along all exposed sides of the building.

Ornamentation should be used with understanding and restraint, with consideration of the visual character of the neighborhood. The use of decorative brackets, eaves, details, cornices, columns, and capitals, for example, should come from an awareness of the evolution of such building elements and of their original, structural function; columns hold up buildings, brackets support overhangs, etc.

Ornamentation has also evolved throughout particular periods of architectural style. An analysis of the predominant era of architecture represented in the neighborhood adjacent to the project will be helpful. A project decorated with Victorian ornament in a neighborhood of stucco buildings typical in the Outer Sunset would seem inappropriate. An understanding of the differences among such important architectural styles in San Francisco as Italianate, Queen Ann, Stick, Colonial Revival, Mission Revival, and Craftsman would be a valuable tool for a designer working in a neighborhood of older, more historic buildings.

Ornament that has been carelessly 'tacked on to' the facade of a building can cause architectural disorder. For example, when the project designer selects window styles and surface materials without clear rationale the building will lack architectural unity and integrity.

Cow Hollow homes vary greatly in ornamentation due to the wide range of architectural styles present in the neighborhood. When building a new structure, if not the ornamentation, at least the effects of light and shadow pertinent to the style of the subject block face must be conveyed. Ornamentation must be used with restraint and in a manner consistent with that of surrounding homes.



5. Openings

Typically, openings in a building—**Doorways, Windows and Garage Doors**—make up the largest and most distinctive elements of a building's façade. While these features have been considered under each of the previous four Design Elements, they are highlighted separately here for clarity of presentation.

A. Entryways

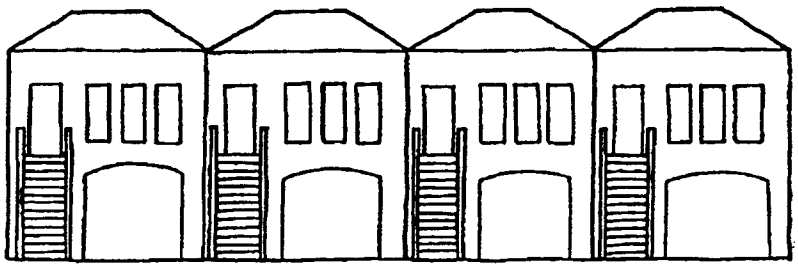
Entryways refer to the pedestrian, as opposed to vehicular, entries into the building's façade. They comprise doorways, porches, stairs, and other elements that contribute to the sense of arrival into the building.

- ***Are the project's doorways compatible in size and details with those around them?***
- ***Has a possible existing pattern of stairways been identified?***
- ***Does the project respond to this pattern or does it ignore it?***
- ***Are the neighboring doorways plain, ornate, prominent or hidden?***

Respect Stairway Pattern: Position Level of Entry

Doorways should be designed to be consistent with surrounding entries. In a neighborhood where the predominant pattern of stairways is located on one side of the building, ignoring this pattern could be disruptive. Where symmetry or asymmetry has become and important ingredient of a building group, the goal is to respect it and respond sensitively to it.

Similarly, a ground level entry in a row of structures with raised entries could interrupt an important pattern. It is important to respect a pattern of raised, off center entrances, which may add richness and rhythm to the block face.

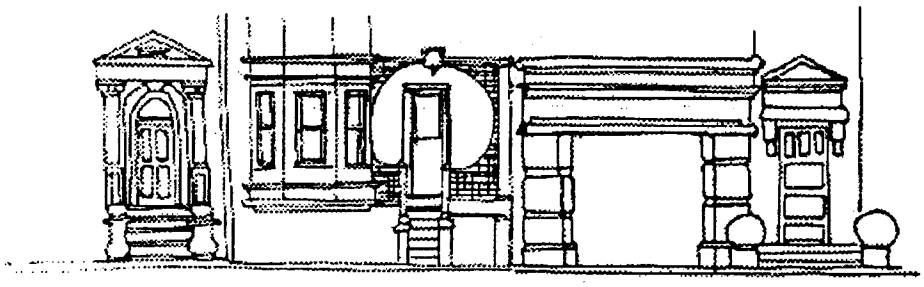


Respect Entryway Patterns

A building with a small entryway can be disruptive to an area with more elaborate entries. In the example below the doorway appears undersized and inadequate next to the entries with more detailed porticos and decorative features.

Proposed Entryway

Expanding the scale of the entry by bold framing can help to bring the building into harmony with the surrounding entryways. Cow Hollow entryways generally provide a strong transition from the street to the house and thus exemplify the commitment of the original builders, followed by those of the later periods, to provide maximum privacy to residents of individual houses.



Proposed Entryway

B. Windows

Windows are the link between the inside, private space and the outside, public space. Windows mark the rhythm along the block face and contribute to the sense of mass of the facades. They emphasize the proportions of a building, can contribute to its ornamentation, and help define its texture.

- ***Is the choice of windows-their configuration, proportions, details and material-appropriate ?***

Compatibility of Windows

The proportion, size and detailing of windows must relate to that of existing adjacent buildings. Most residential buildings have a vertical orientation, while horizontally oriented or even square window shapes are found in commercial and industrial areas. The proportion of window (void) to wall (solid) area on a facade varies with building type. New windows should approximate ratios of neighboring structures while meeting the building's functional needs.

Since windows in most older buildings are framed by a variety of elements such as sash, stained glass, lintels, sills, shutters, pediments, or heads, new structures should avoid designing windows which are not differentiated from the wall plane. Wood window frames are more harmonious with surrounding structures than steel or aluminum frames. Generally, older buildings have inset windows with a generous reveal. Individual windows should be consistent with pane divisions on neighboring buildings, which are often double-hung or casement sash.

C. Garage Doors

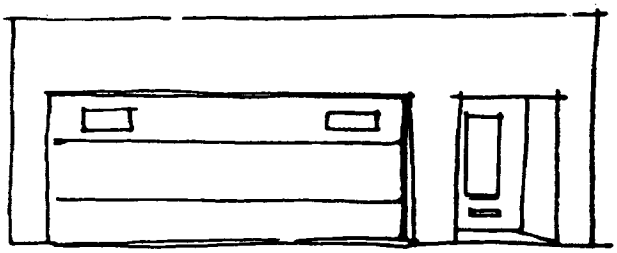
Garage doors are the auto entry to the building – the doors, their architectural frame, and the driveway. This element occupies a major portion of the ground floor of a building on the typical narrow lot and therefore has a major impact on the pedestrian perception of the building.

- ***Does the proposed garage door fit in with the rest of the project?***
- ***Is the scale of the garage door compatible with its adjacent garage doors?***
- ***Can the visual dominance of the door be reduced?***
- ***Can its visual appearance be improved?***

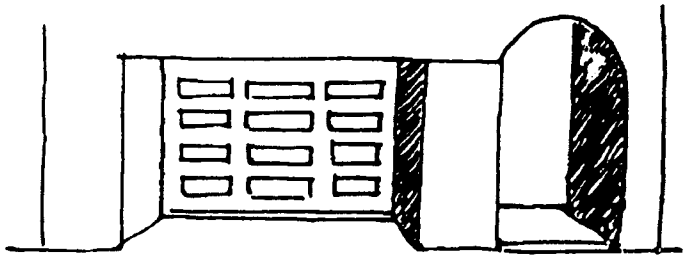
Compatibility of Garage Entry

The design of the garage door should be compatible with the scale of the building and other surrounding buildings on the block. It should create visual interest and should be solid so the parked vehicle cannot be viewed from the street.

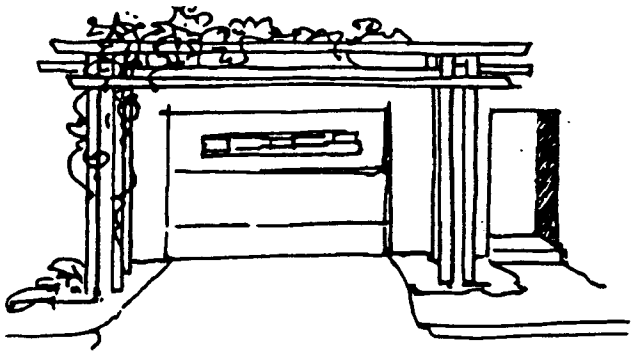
This garage door presents a dull, blank expanse.



A recessed or arcaded garage door is less intrusive.



Garage doors can be embellished to make them more attractive.



Minimize Negative Impacts of Garage Entries

The garage door is often the largest opening in the front of the building. Care must be taken to prevent it from becoming the dominant feature. In most of the city's residential neighborhoods, the width of the garage doors is between 8 and 12 feet. If the garage is made deep enough, cars can maneuver once inside and the garage door can be reduced and made a less prominent feature of the building façade.

Large lots and multiple lots in a row offer an opportunity to cluster parking areas and minimize the number of garage entries and loss of curbside parking. Because of the shortage of street parking in Cow Hollow, garages are strongly encouraged in renovation and required in new construction. Garages should be incorporated in the main volume of the house and not placed in the front setback area.

6. Landscaping

Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for planting shrubs, flowers, and trees.

Even on lots where there is no front setback, opportunities exist for enlivening the facade with containers for plant material. Notches and projections can be designed to incorporate planter boxes on the ground level. At the upper levels, planting areas and planter boxes can be constructed into the railings of decks or balconies.

Sec. 143 of the Planning Code requires planting a minimum of one tree of 15-gallon size for each 20 feet of frontage property along each street and alley. Utilities should be located so that there is adequate room for planting the required street tree. Advance planning for utility hookups should take place to ensure that there is no conflict between the location of the tree well and where the utilities enter the site. The particular tree species and locations are subject to approval by the Department of Public Works Bureau of Streets Use and Mapping. They may be contacted (875 Stevenson Street, Room 460, Phone (415) 554-6700) for a street tree application and pertinent information. Just as the building should be compatible with its neighbors, the landscape materials used should be compatible with the landscape materials used in the surrounding area. If there is a dominant tree species used on the block, usually that species should be the one selected.

Potential impacts to views and sunlight must also be considered when trees and other landscape screening materials, such as tall dense shrubs, are planted in the front and rear setbacks. New planting plans should be reviewed carefully to ensure that neighboring views and sunlight will not be significantly diminished when the landscape elements reach maturity. Existing vegetation should be effectively pruned to open new views or restore old views newly obscured by growing vegetation.

A. Tree Pruning for the Retention of Mid-Block Open Space

Tree pruning strategies including thinning, skirting up, and crown reduction, can retain access of sunlight and can preserve or restore views. These pruning strategies are graphically depicted in the Appendix.

B. Tree Selection and Placement for Views

Residents should consult with a registered landscape architect or contractor when designing a new planting plan in order to select and appropriately place vegetation that will accomplish the design goals.

SECTION 4

NOTIFICATION, STORY POLES, THE COW HOLLOW ASSOCIATION, AND NEIGHBORHOOD INVOLVEMENT

NOTIFICATION AND STORY POLES

Notification to neighbors of an application for residential remodeling or new construction shall be according to the requirements of Section 311 of the Planning Code. Where proposed horizontal or vertical additions to homes will increase the existing envelope of a residence, or when the proposal is a new building, it is recommended that sponsors erect story poles. These story poles shall be installed to indicate the outermost envelope of the building. Poles shall be placed to mark the perimeter corners of the proposed addition or new building, at a height that designates the proposed project's roof. Additional center poles shall be installed to indicate roof peaks, if any. The tops of the story poles can be connected with colored tape or rope in a manner that clearly denotes the envelope and massing of the proposed building. This approach will provide a method for residents who may not be able to interpret design drawings to ascertain the ultimate height and bulk of a building, its potential impact on views, and to make informed decisions regarding a proposed project.

COW HOLLOW ASSOCIATION (CHA)

The CHA was originally incorporated through the filing of the Club's Articles of incorporation in April 1979. These articles established the CHA as a 501 (c)(3) nonprofit corporation. The bylaws define the purpose of the Association as "educational and charitable." (Bylaws of the Cow Hollow Association, August 25, 1978).

NEIGHBORHOOD INVOLVEMENT

The process for review of home renovations and new construction subject to the Cow Hollow Neighborhood Design Guidelines should include the following steps.

The sponsor must first review the Cow Hollow Neighborhood Design Guidelines. Before undertaking substantial renovation outside the existing building envelope, or beginning new construction, it is incumbent on the project sponsor to consult the guidelines.

When a preliminary design has been prepared by the project architect or contractor, and there are deviations from the Cow Hollow neighborhood character as defined herein, the project sponsor is encouraged to review the project with the Cow Hollow Association.

In all cases, the project sponsor is encouraged to discuss and review the proposed project with all affected neighbors.

The Association can be reached at: cowhollowassociation@yahoo.com and the San Francisco Department of City Planning can be reached at 415.558.6377

These steps must be followed:

1) Consult affected neighbors as required by the Planning Department (150 foot notice guidelines)

2) Contact the Cow Hollow Association President for the date and time of the next meeting of the Association in order to schedule a presentation

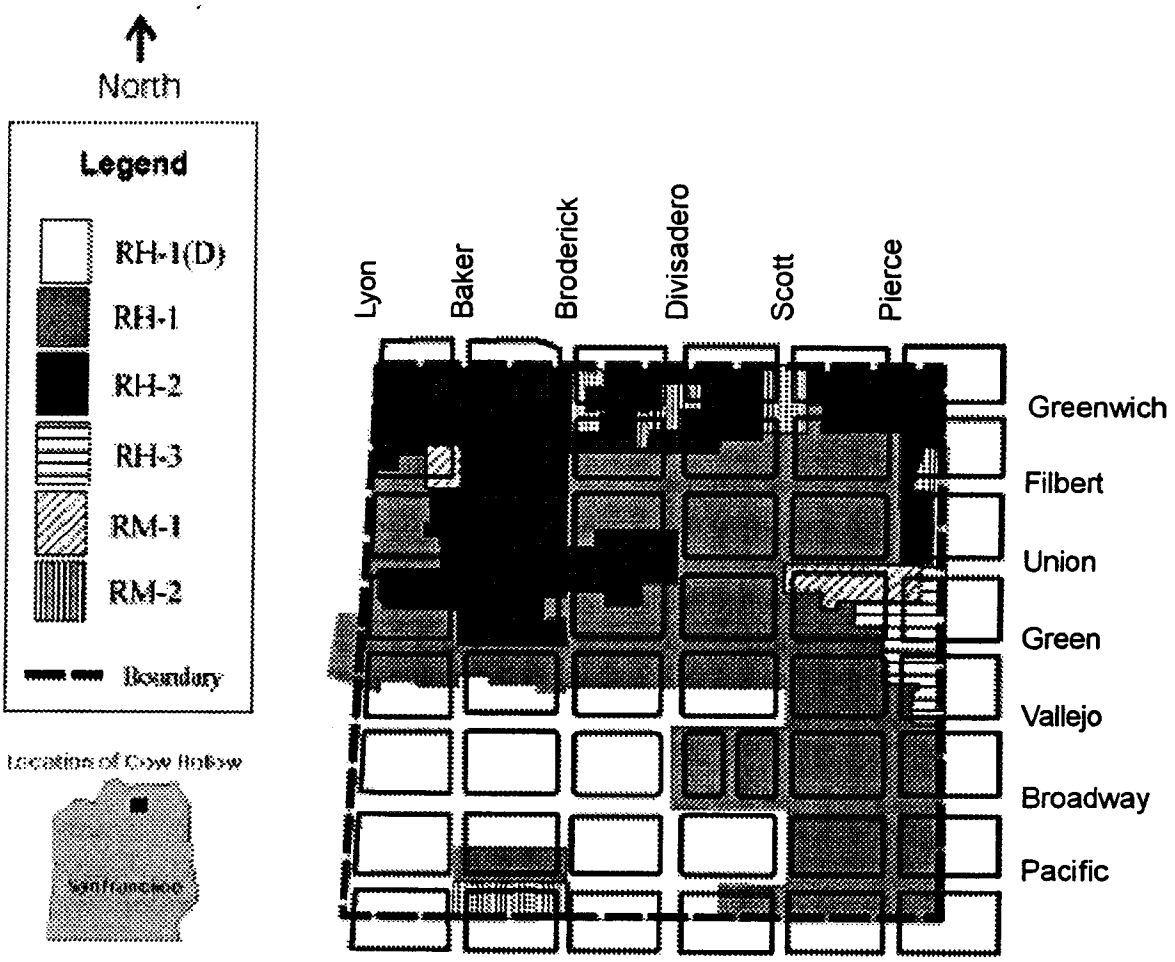
3) Make a presentation to the Cow Hollow Association Board at the regular meeting

4) Make necessary adjustments to the design during the conceptual design phase, before working out specific design details, in order to avoid duplication of work and difficulty making adjustments.

The Cow Hollow Board of Directors serves to uphold and enforce the Cow Hollow Design Guidelines as stated and will do its best to provide guidance and suggestions for all inter

APPENDIX

A. Zoning Districts of Cow Hollow Neighborhoods



Source: San Francisco City Zoning Map

B. Analysis of Rear Yard Coverage and Importance to Neigbhorhood Character

Although Cow Hollow is visually eclectic from the block face perspective, the majority of lots share lot and building dimensions that are important to neighborhood character. Analysis of key lot and building dimensions by the Cow Hollow Association, demonstrates that these dimensional characteristics are central to preserving neighborhood character.

The Cow Hollow Association analyzed building height and lot coverage statistics compiled from the Sanborn insurance maps for each of the 1,100 neighborhood lots.

Cow Hollow is an urban neighborhood that is predominately built out, with open space confined to the rear yards and block interiors. Yet, as discussed in this document, existing zoning allows for expansion of existing buildings into the rear yard. The principle threat to rear yard open space is the 75 percent lot coverage allowed under the RH-1 zoning district, leaving only 25 percent rear yard open space. The RH-2 zoning district sets a limit of 55 percent lot coverage, preserving 45 percent of the lot as rear yard open space -- a standard that better protects the rear yard amenities valued by residents of the Cow Hollow Neighborhood.

As shown by the table on the adjacent page, 83 percent of the RH-1 and RH-1(D) lots could expand into the rear yard space under the existing Planning Code 25 percent rear yard requirement. This is 43 percent of the 1100 lots in the neighborhood, as shown in the table. Full buildout of these lots would severely diminish the valuable rear yard open space and access to light, air and views for many neighbors. A large percentage of the rear yard open space that is currently shared by residents throughout the Cow Hollow Neighborhood would dissapear in this scenario. Under a 45 percent rear open space requirement, 46 percent of the RH-1 and RH-1(D) units could still expand, while preserving valuable shared neighborhood assets.

Under the existing 45 percent rear yard open space requirement for RH-2 lots, 30 percent of the RH-2 properties in the neighborhood can expand further into the rear yard. As a comparison, this is fewer allowable expansions than would be allowed for RH-1 lot owners under a neighborhood-wide 45 percent rear yard open space requirement.

The chart on the following page illustrates the distribution of RH-1, RH-1(D) and RH-2 lots according to the percentage of rear open space. The chart shows the number of lots for each 5 percent block of rear yard open space, ranging from 0 to 5 percent rear open space (95 to 100 percent buildout) to 95 to 100 open space (partially built or vacant lots).

Roughly one third of the blocks (10 blocks) in the Cow Hollow Neighborhood have a mix of RH-1 and RH-2 zoning (shown in Cow Hollow Zoning Map in Section 1 of this document). This mix of zoning has the potential to generate conflict as neighbors seek to maximize different property values on adjacent RH-1 and RH-2 lots, such as increasing the building envelope versus preserving access to rear yard open space. Because the rear yard open space is a value shared by all lots on a given block, it is important to protect this important aspect of neighborhood character.

The Cow Hollow Neighborhood Design Guidelines do not address rear yard coverage for the other zoning districts in the Cow Hollow Neighborhood, including: RH-1(D), RM-1, RM-2 and RM-3.

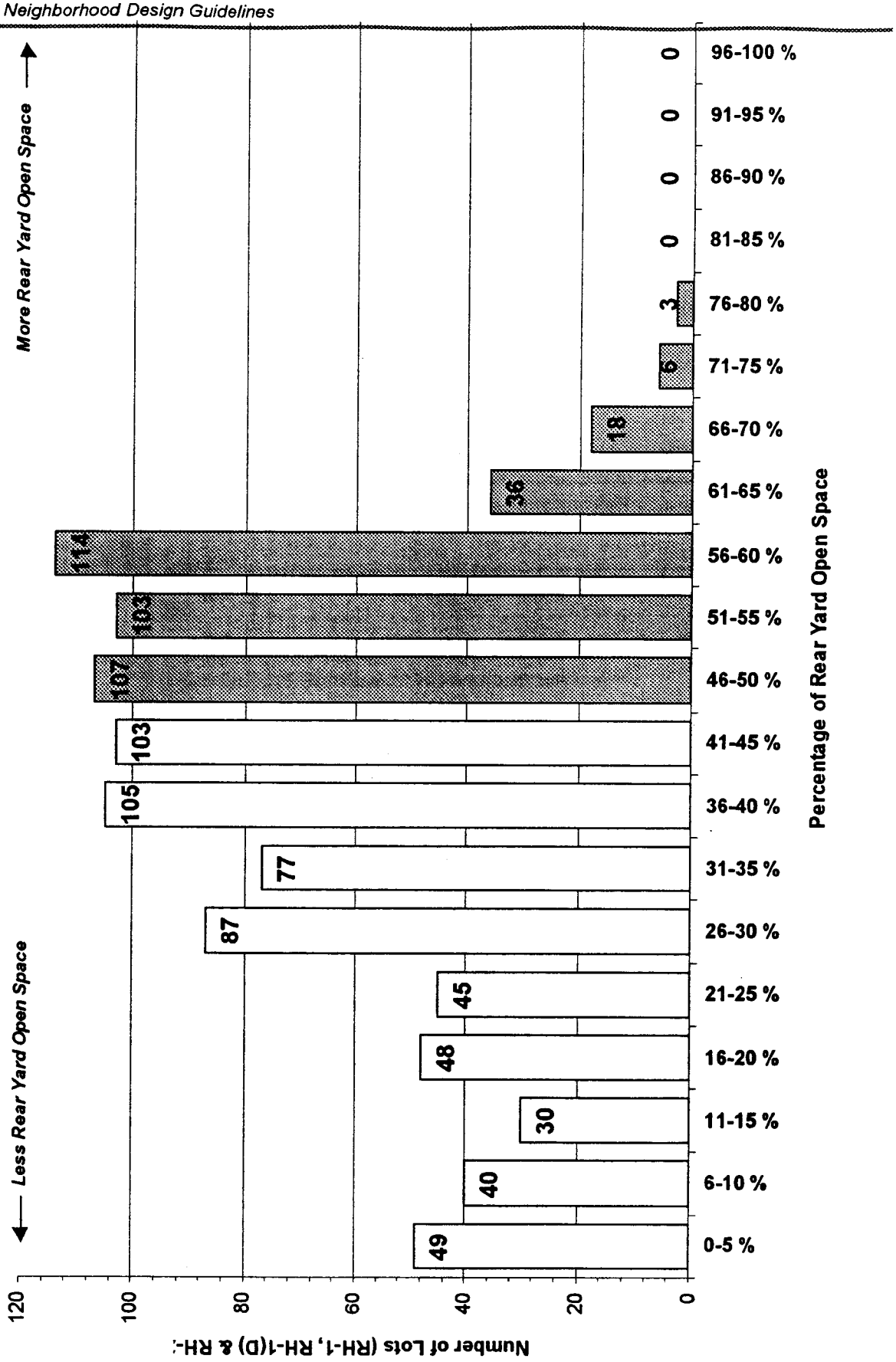
RH-1 Rear Yard Expansion: Effect on Neighborhood Character

How Many RH-1 & RH-1(D) Lots Can Expand Under Different Lot Coverage Policies?			
	Number	*% of Total RH-1*	*% of Total Neighborhood*
25% Rear Yard Open Space requirement?	**482**	**83%**	**43%**
45% Rear Yard Open Space requirement?	**268**	**46%**	**24%**
How Many RH-2 Lots Can Expand Under Existing Policy?			
	Number	*% of Total RH-2*	*% of Total Neighborhood*
45% Rear Yard Open Space requirement?	**119**	**30%**	**10%**

C. Analysis of Building Height and Importance to Neighborhood Character

Building height, including front and rear façade heights, is another key element of Cow Hollow neighborhood character. The neighborhood is dominated by three story structures, providing a uniform sense of scale along the majority of block faces and preserving a sense of open space in the majority of rear yards. Existing zoning, however, has not preserved these valued characteristics in all situations. The San Francisco Planning Code does not address complex situations such steeply sloping lots in a manner that consistently preserves access to light, air and views for neighbors of properties expanded to the maximum allowable building envelope.

RH-1, RH-1(D) and RH-2: Rear Yard Open Space

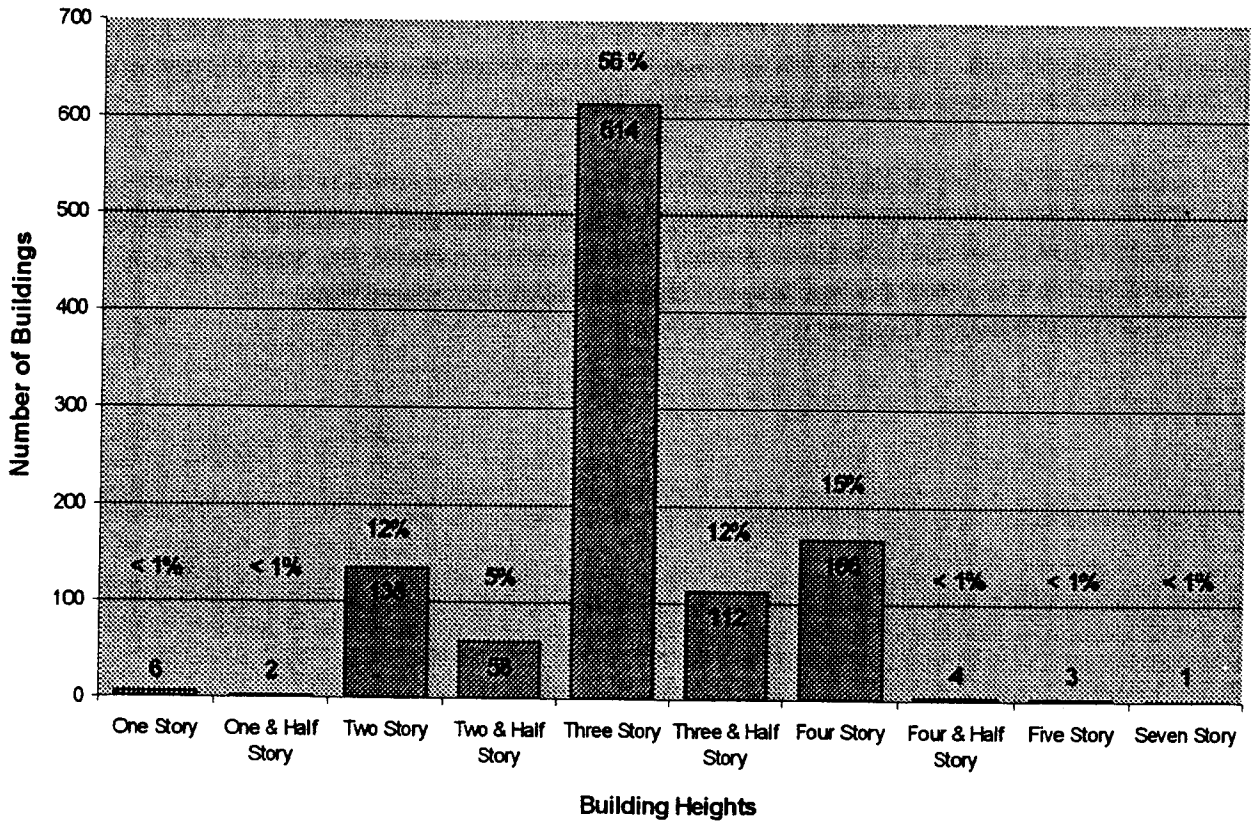


Analysis of Cow Hollow building heights reveals that 98 percent of the structures are from two stories to three and one half stories. 56 percent of the homes are three stories. The few taller structures, 4 stories and taller, are confined to less than two percent of the total number of neighborhood buildings. Among the 4 story structures, roughly one third occur in the RM multi-family zoning districts located primarily at the northern edge of the Cow Hollow Neighborhood. The other taller structures, 5 and 7 stories, are anomalies in the neighborhood, such as the few larger apartment buildings and foreign government consulates.

The chart below illustrates the distribution of neighborhood building among the various height categories, clearly showing the concentration of three-story structures.

These neighborhood design guidelines, in response to the analysis presented in this section, focus not only on the visual elements of design but establish specific guideline policies addressing the dimensions for new construction and renovation, including: building height, rear yard setback, lot coverage, and side yard dimensions. These individual topics are discussed in more detail in Section 3.

Cow Hollow Building Heights



D. Cow Hollow Association Policies

D.1 Rear Yard Setbacks and Open Space

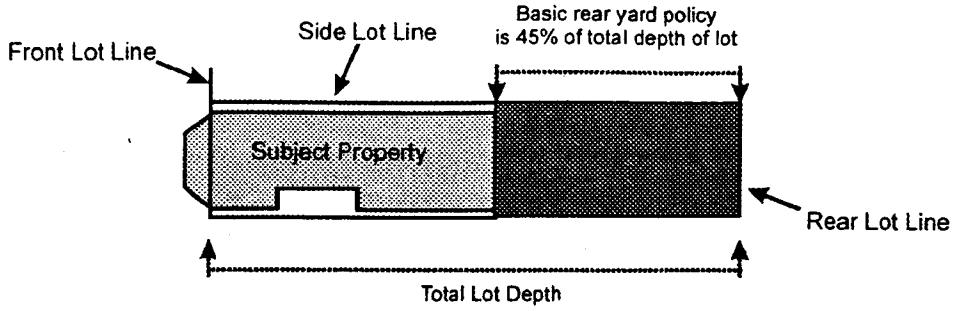
As described above in the section Cow Hollow Neighborhood Character, the Cow Hollow Neighborhood is zoned predominately RH-1 and RH-2. The San Francisco Planning Code establishes a 25 percent rear yard open space requirement for the RH-1 zone, meaning the building may cover 75 percent of the lot. The Planning Code requirement for the RH-2 zone is a 45 percent open space requirement, or, the building may cover 55 percent of the lot. Because the RH-1 and RH-2 zones are intermingled, as shown in zoning diagram figure in Section 1, the Cow Hollow Neighborhood would benefit from a consistent rear yard open space requirement.

> **Cow Hollow Neighborhood Policy**:
> **New construction and additions outside of the existing building envelope in both RH-1 and RH-2 zones must follow an overriding 45 percent rear yard open space policy**. (See Next Page for Diagram)

This policy will primarily limit expansions of existing homes within the RH-1 zone. According to analysis performed by the Cow Hollow Association, presented in greater detail in the Cow Hollow Neighborhood Character section of this document, 34 percent of the RH-1 lots can expand under this policy (169 lots). The remainder of the lots (328 lots) are built out, with 55% or greater lot coverage. This rear yard policy, however, must be considered along with the rear yard equalization policy, described immediately below.

> **Cow Hollow Neighborhood Policy**: **The only time an extension into the 45 percent rear yard open space requirement is allowed is when both adjacent neighbors intrude into that space. The extension must be measured by "equalization" to the more complying of the two adjacent properties.**
> (See Next Page for Diagram)

Cow Hollow Neighborhood Policy
RH-1 and RH-2 Rear Yard Setback

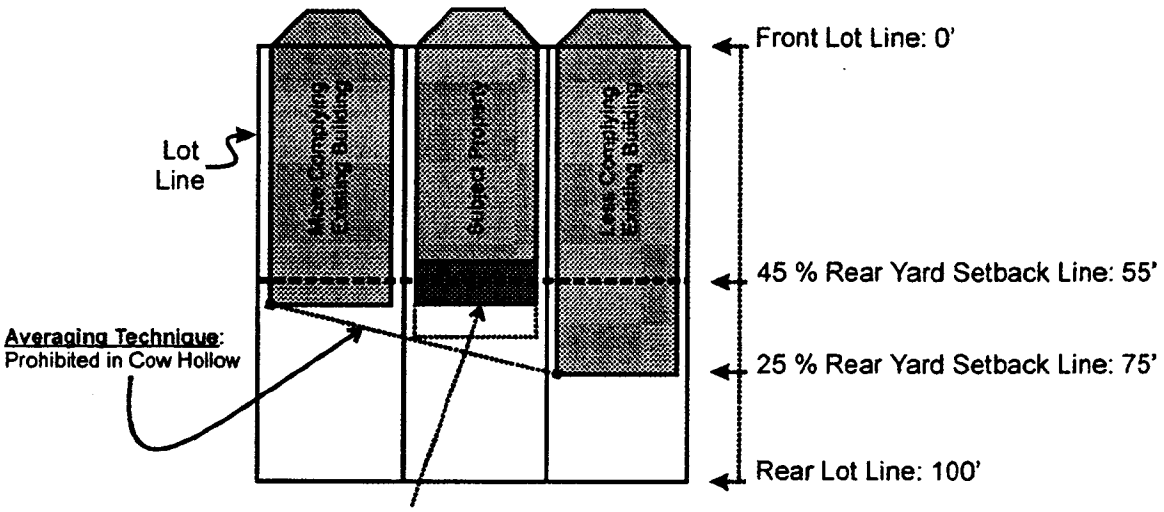


Cow Hollow Neighborhood Setback Policy compared to Planning Code:

RH-1: Reduction in building footprint from 75 percent lot coverage to 55 percent lot coverage.

RH-2: No reduction in building footprint.

Cow Hollow Neighborhood Policy
Rear Yard Equalization for RH-1 and RH-2



Equalization Technique: Intrusion into the 45 percent rear yard space should be allowed only when both neighbors are within the 45 percent area. In this case, the subject property may expand to the more complying of the two adjacent properties. Equalization is distinct from "averaging," as depicted.

Equalization should be based on legally installed and permitted extensions. If a neighbor has an illegally constructed rear yard extension, equalization based on measurement of the illegal structure should not be allowed. Equalization is distinct from averaging, which allows for creeping into the rear yard space indefinitely.

D.2 Rear Yard Extensions

Rear yard extensions allowed by the Planning Code often have overwhelming impacts on rear yards. The 12 foot extension allowed by the code is prohibited in the Cow Hollow neighborhood, in order to preserve the limited rear yard open space in the neighborhood. Generally, these extensions diminish midblock open space by breaking the continuity of views and green space shared by neighboring rear yards.

> **Cow Hollow Neighborhood Policy: No 12-foot rear yard extension. The 12-foot extensions allowed by the Planning Code is prohibited in the Cow Hollow Neighborhood in order to preserve valuable midblock open space.**

Finish of the Rear Façade and Visible Sides of the Building

The rear of the building, and the visible sides, while not as public as the front of the building, still are in view of neighboring properties and often, depending on topography, of those far beyond. This façade should also be compatible with the character of its neighborhood. The exposed siding of a rear extension should be architecturally finished because of its visual impact on adjacent properties.

Exposed plywood, for example, is prohibited in the Cow Hollow Neighborhood where the majority of building facades are finished with shingle, brick, siding or stucco.

D.3 Height

These Neighborhood Design Guidelines generally include lower building heights as compared with what is permitted under existing zoning requirements.

> **<u>Cow Hollow Neighborhood Policy</u>: The overriding policy established in these Cow Hollow Neighborhood Design Guidelines is a 35 foot height for RH-1(D), RH-1 and RH-2.**

Height policies include lower heights for some lot configurations, where appropriate to help preserve neighborhood views, and access to light and air. Diagrams are included for clarification of the neighborhood height policy for level lots, steep up-sloping lots, and steep down-sloping lots in RH-1(D), RH-1 and RH-2 zoning districts.

The figures included in the following pages diagram level, steep down-sloping, and steep up-sloping height requirements for RH-1(D), RH-1 and RH-2 zoning districts.

Height policies stated in the Cow Hollow Neighborhood Design Guidelines are intended to be absolute, meaning that no roof appurtenances such as parapets, elevator and stairway penthouses are permitted.

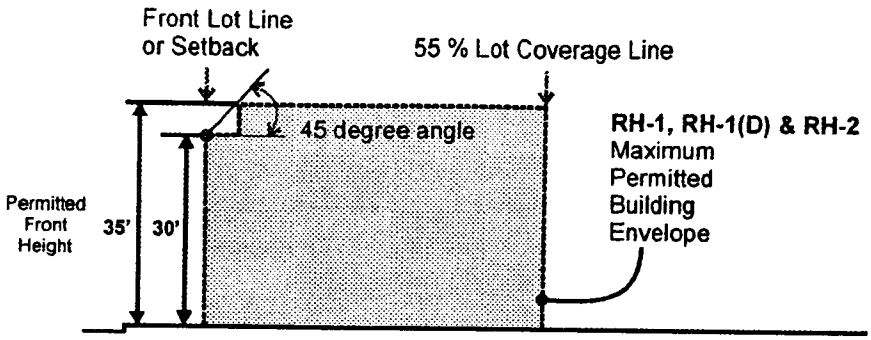
Neighborhood Height Policy Table

District	Slope/Elevation Difference	Height Policies	
		Front Height	Rear Height
RH-1(D), RH-1, and RH-2 districts with a mapped height of 40 feet or less	**Level Lots**: gently up-sloping & down-sloping:less than 10' elevation difference	**35 ft.**	**35 ft.**
	Steep Down-Sloping Lots: average ground elevation at rear yard setback line is lower by 10 ft. or more than elevation at front lot line	**30 ft.**	**30 ft.**
	Steep Up-Sloping Lots: average ground elevation at rear yard setback line is higher by 10 ft. or more than elevation at front lot line	**30 ft.**	**25 ft.**

Note: See diagrams for complete neighborhood height policies for level, up-sloping and down-sloping lots.

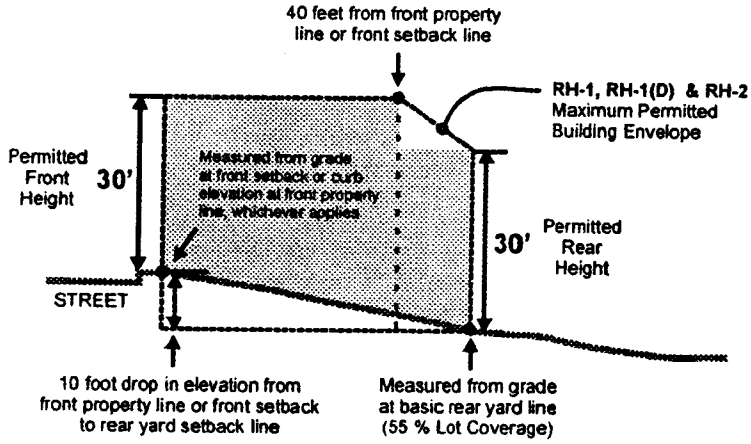
Level Lots: less than 10 feet change in elevation from front lot line (or front setback) to rear yard setback line

Overriding 35 ft. Maximum Height for level lots RH-1(D), RH-1 and RH-2 districts



Steep Down-Sloping Lots
10 foot or greater drop in elevation from front lot line (or front setback) to rear yard setback line

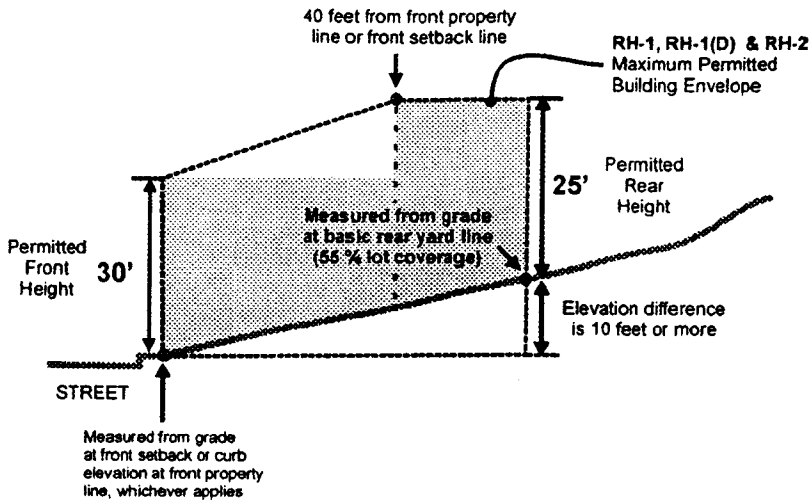
Overriding 30 ft. Maximum Height
30 ft. Maximum in RH-1(D) and RH-1 districts
30 ft. Maximum height in RH-2 districts



In addition, the permitted front height for RH-1 is reduced to 25 feet, by the Planning Code, where the average ground elevation at the rear lot line is lower by 20 feet or more than at the front line thereof.

Steep Up-Sloping Lots
10 foot or greater gain in elevation from
front lot line (or front setback) to rear yard setback line

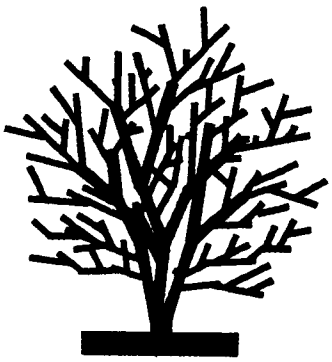
Overriding 30 ft. Maximum Height
30 ft. Maximum in **RH-1(D)** and **RH-1** districts
25ft. Maximum height in **RH-2** districts



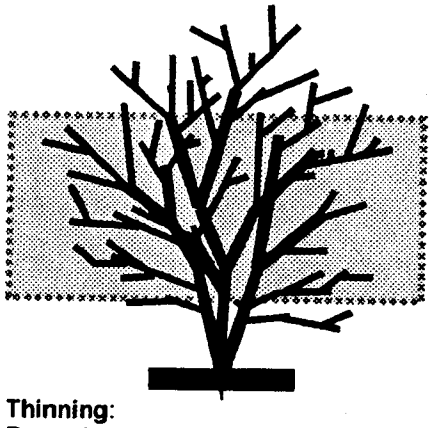
D.4 Tree pruning techniques for View Preservation

Topping—reducing the height of a mature tree by sawing back its top limbs—is not a solution. This pruning technique produces weak secondary growth which often increases the height of the tree while diminishing its health and appearance. A professional arborist should be consulted in large scale pruning projects.

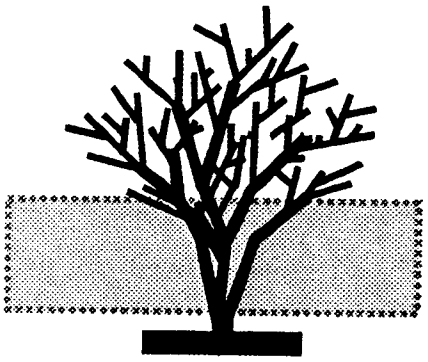
The illustration on the following page depicts appropriate pruning techniques that can enhance and preserve neighborhood views.



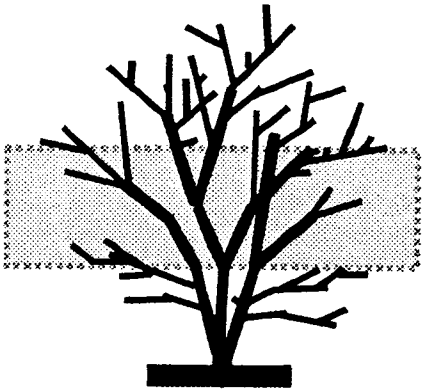
Dense mature trees can block views from multiple elevations. Consult with a professional arborist regarding the pruning techniques illustrated below to restore obscured views.



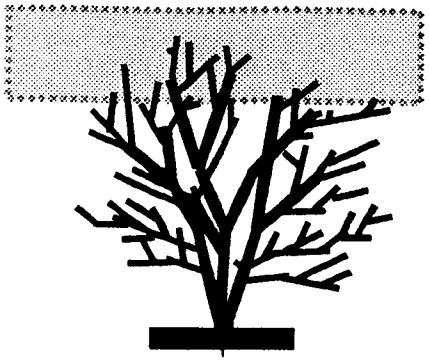
Thinning:
Removing some of the lower limbs can reveal a view without ruining the lines of the tree.



Skirting Up:
Removing some of the lower limbs can reveal a view without ruining the lines of the tree.



Windowing:
By selectively removing lateral branches, the tree is opened, creating a framed view or views of whatever lies beyond.



Crown Reduction:
To lower the tree's canopy, use the technique called crown reduction, which reduces the size of the tree while retaining natural growth lines (IMPORTANT: DO NOT TOP-- SEE TEXT)

E. Shadow Study

F. Height Ordinances

Hiller Highlands View Protection

In writing Design Guidelines for the rebuilding of the Hiller Highlands homes in the Oakland Hills after they were destroyed by fire, architects pointed out that "the most remarkable feature of the hiller Highlands site is the view", and that the views 'should be preserved". (Elbasani and Logan, 1992, p.4). The architects determined that plans for the original homes had been designed to preserve "unobstructed views above a +4 degree angle of declination. On houses or garages where the ridge line would have projected above the 4 degree view line of its uphill neighbor, a flat roof was substituted for the typical 4/12 pitch gable roof". In the rebuilding of the Hiller Highland Homes, the Design Guidelines include similar restrictions, except when uphill neighbors agree to allow some view obstruction for the sake of the more picturesque gable roof.

Town of Tiburon View Protection

One goal of the Town of Tiburon Design Guidelines for Hillside Dwellings [Synopsis] 91981, James S. Malott, for the Tiburon Planning Department) is "to preserve existing views as much as possible and allow new dwellings access to views similar to those enjoyed from existing dwellings" (G3 p.1). Principles of the Guidelines intended to help preserve views include:

- "Locate all new dwellings so they interfere minimally with views of adjacent dwellings.
- Certain parts of the view, important features, the horizon line, center of view, slot views, are more important than other areas of views. Avoid blocking these sensitive areas.
- Measuring a view for blockage, be sure to present the entire view from view stop on left to view stop on right, in order to present the problem completely.
- Other important presentation techniques include story poles with ridge strings, photos including story poles, photos from neighboring vantage points, models, perspectives, surveys, landscaping plans, plans/sections and elevations."

While Hiller Highlands and Tiburon Hillside Design Guidelines provisions apply to lots larger than those in Miraloma Park, and therefore offer some options for the placement of structures that may not be available to Miraloma Park homeowners, many of the guidelines and techniques presented in these documents can be helpful to designers of projects in Miraloma Park in preserving the views that the original developers of the neighborhood planned for its homes.

Other principles in the Tiburon Residential Design Guidelines relate primarily to reducing the bulk of a structure; however, these principles may pertain to reducing impact on views in some

circumstances, and include:

- "Cut building into hillside, terrace the building up the hill, use underground spaces for functions to reduce visual bulk.
- Break up mass of structure into individual elements, use small scale forms, varying materials and features to break up large scale masses.
- Make building from follow hillside slope and contours so building will flow with landscape."

City of Berkeley View Protection

The City of Berkeley's Zoning Ordinance establishes a separate designation for hillside areas ("H District") in order to protect the neighborhood character and views in areas similar to Miraloma Park.

> The purposes of the H. District shall be to protect the character of Berkeley's hill districts and their environs; to give reasonable protection to views yet allow appropriate development of all property; and to allow modifications in standard yard and height requirements when justified because of steep topography, irregular lot pattern, unusual street conditions, or other special aspects of hillside areas (Berkeley Zoning Ordinance, Section 14.01 - Regulations for H Districts, Purposes).

Although to some extent the assessment of the impact of an addition to an existing structure on views from surrounding homes is subjective, the above Bay Area residential design guidelines and zoning ordinances show that ti si possible to apply guidelines that help to make these subjective assessments fair to both holders of existing views and those wishing to build. It is also possible to formulate some objective criteria to minimize the obstruction of existing views. These communities endorse a combination of such objective measures and professional judgements by planning staff in evaluating the effects of vertical additions on views.

References

1. Hiller highlands title page and page 4
2. Tiburon Guidelines: additional information

Note: Text of references available from Miraloma Park Improvement Club.

WESTWOOD PARK ASSOCIATION

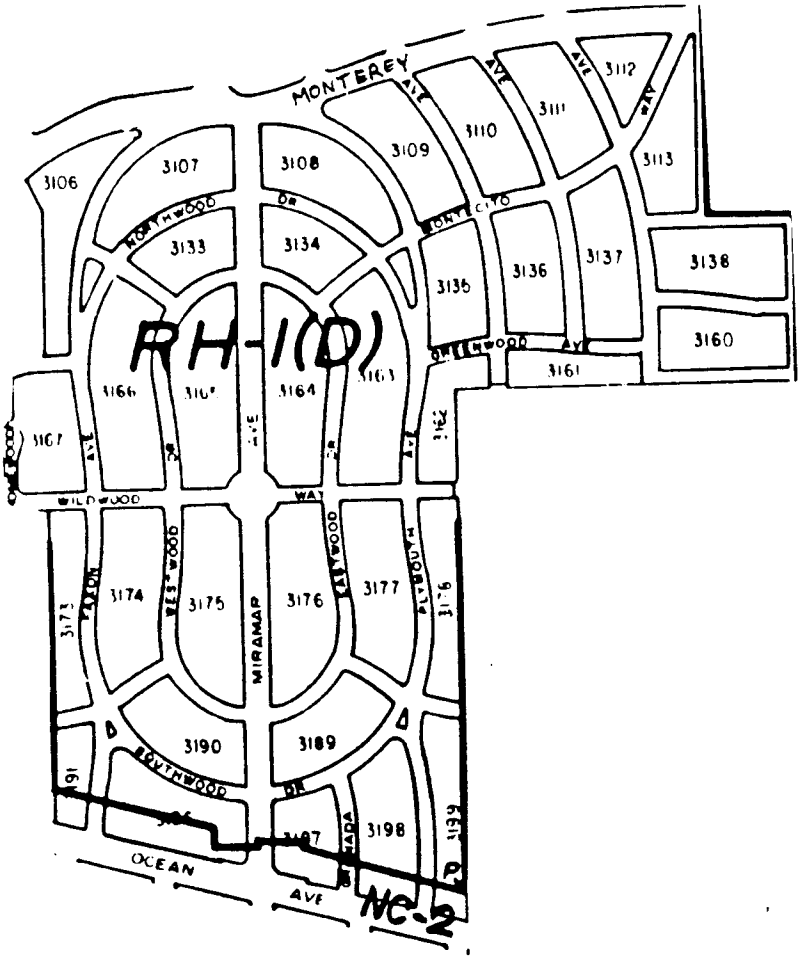
Adopted by theCity Planning Commission through Motion No. 13992 as

Specific Area Residential Design Guidelines

January 1992

Westwood Park Association
P. O. Box 27901 - No. 770
San Francisco, CA 92127

NOTE: In 1962, the Westwood Park Association developed the original Residential Design Guidelines from which the design guidelines in this publication were derived. In Motion Number 13992, the City Planning Commission adopted Section III and Appendix B of the original guidelines as specific area design guidelines. These guidelines amend the city-wide November 1989 San Francisco Department of City Planning's "Residential Design Guidelines" for purposes of reviewing building permit applications for the Westwood Park Neighborhood Character District which consists of the portion of the area in the map below zoned RH-1(D).



SECTION III- DESIGN GUIDELINES

SITE

"The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The Location, Front Setbacks, Rear Yards and Side Spacings will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the block-face, and maintaining a sense of common open space in the interior of the block." (16)

The siting of the homes in Westwood Park is one of the most important factors that has defined the neighborhood character. Westwood Park is zoned RH-1(D) by the City Planning Code. Buildings are limited to a single unit per lot and are to be detached from adjacent structures with setbacks on all sides. It is the detached requirement that has resulted in the open, light feeling that we have in the neighborhood.

Location

In the evaluation of the "Location" of a building, the building will be reviewed for its harmonious integration into both the overall topography of the site as well as its relationship to the adjacent built environment of surrounding structures. In order for a building to fully integrate into the neighborhood, the building should not **"...disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills."** (17)

Because Westwood Park was developed on Mount Davidson, there is continuous slope throughout the neighborhood. This slope has been utilized in the layout of the lots to provide for a terraced rhythm of development. For houses on slopes, the terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. The advantages of uniform terracing will be substantially negated for numerous adjacent lots if the neighboring building's height and scale are not respected. The surrounding neighborhood's light and air amenities should not be sacrificed due to one property's increase in mass.

Front Setback

The "Front Setback" for a particular lot is the distance between the front property line at the sidewalk to the front building line. In Westwood Park, the front setback line was defined in Article VII(a) of the C.C.& R.s. **"No dwelling house or other structure shall be constructed nearer to the front street than the line shown on said map marked 'Building Line.'"** (18) This document, was developed to provide for front yards and a transition space for gaining access to the residences. Because of the uniformity of setbacks in Westwood Park, a front setback that does not conform with the overall pattern of development will be seriously disruptive to neighborhood character. This parameter is applicable to all levels of the structure.

Rear Yards

The space between the rear property line and the rear of the residence is defined as the "Rear Yard" of the lot. Not only do rear yards provide private open space for the specific residence but also, in tandem with the other rear yards in the block, provide a public, visually open, shared space.

The Planning Department guidelines state: **"Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and reduce adverse impacts on adjacent buildings."** (19) In Westwood Park, the rear yards of many lots are minimal at best. Because of the priority placed on the front setback, the rear yard is, in many cases, already less than that required by the San Francisco Planning Code. In cases where a detached garage already exists in the rear yard of a lot as a legal nonconforming structure as defined by the City Planning Code, the remaining minimal rear yard will not provide sufficient space to utilize for additional building area. In these cases, encroachment into this area would be detrimental because of the decrease in open rear yard area for the residence as well as for the block.

Side Yards

Westwood Park is privileged to have side yards where windows can be placed for light and air. This element of the design is a major factor in the quality of the residences of the neighborhood. These side yards are a requirement of the Planning Code, but the Code does not address location of windows and the pattern of spacing on a block. In the development of a design, attention should be paid, not only to the pattern of spacing in the area, but also to the location of windows on the side. Although side yards provide the opportunity to provide windows for light and air, the location of these windows should be such that privacy of neighboring residences is addressed.

The Planning Department Design Guidelines state:

> **"Often a small set back or notch can prevent blockage of a neighbor's window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of 'good neighbor' gestures should be incorporated into the design."** (20)

BUILDING ENVELOPE

> **"The building envelope refers to the exterior elements of a structure - the roof, the front, rear and side facades, and other projecting elements such as bays, overhangs and balconies. The actual envelope of a building, within the maximum envelope established by the Planning and Building Codes, should be compatible with the envelopes of surrounding buildings."** (21)

In the alteration of an existing building, the building envelope that is allowable by code is not the only factor in determining the compatibility of a design. The way the building envelope relates to the surrounding buildings is the factor that should be addressed during any preliminary conceptual design. Westwood Park was developed originally as a tract of predominantly uniform buildings in regard to building envelope and, therefore, major deviation from the prevalent envelope is highly disruptive.

As the buildings in Westwood Park terrace down the slope of the hill, a clear pattern of stepped down roof lines occur. A building that attempts to break this pattern would be considered disruptive to the overall pattern of development. In some cases where the pattern may not be as obvious as others, or where there is a mixed pattern of building heights, setting a taller building back from the front of the lot may mitigate some of the disruption created, but in an area of detached houses where upper levels can be seen from the street and surrounding buildings, upper level setbacks may not provide a solution to the break with the pattern.

Roofline

Westwood Park has predominate roofline forms. The majority of roofs consist of flat or slightly sloping roofs for the side and rear of the building and small decorative sloped roofs on the street facades. The other predominate roof form is the steeply sloping roof.

> **"In general, a strong repetition of consistent rooflines calls for similar design for new construction."** (22)

In evaluating the roof form of an alteration or addition, attention must be paid not only to the adjacent structures, but also to the overall forms of the surrounding block on both sides of the street.

Volume and Mass

The volume of a building relates to the overall size of the perimeter footprint and the height of the building. The massing of a building also relates to the articulation of the facades and the materials used that can emphasize or decrease the perceivable size of the building.

> **"The volume and mass of a new building or an addition to an existing one should be compatible with that of surrounding buildings."** (23)

The evaluation of mass can be difficult to articulate in one dimensional drawings. Shadows and line weight on drawings can be helpful in evaluating the compatibility of the proposed project to the surrounding area. Massing models of the proposed and adjacent structures may also be helpful in evaluating the proposed massing of a project and its relationship to the massing of adjacent structures. The design of the articulation of windows, porches, and doors that are not consistent with neighboring buildings can increase the visual massing of a building. See Appendix B for information on the heights of buildings in Westwood Park.

SCALE

> **"The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The scale of any new building or building alteration should be compatible with that of neighboring buildings. To assess compatibility, the dimensions and proportions of neighboring building should be examined."** (24)

The scale of a building is based on its dimensions in plan and elevation as well as its proportions of design elements. Two buildings of the same dimensions can be very different if differently proportioned. The original Westwood Park designers used the articulation of the facade's proportions to give a sense of grandness in scale to small sized bungalows. A feeling of a solid connection with the ground is made because of the de-emphasis of the height of the buildings. The vertical proportions are minimized and the horizontal proportions are emphasized.

Dimensions

The actual dimensions of a building are the length, width and height of the structure. Westwood Park residences vary little in the overall dimensions of the buildings. This uniformity of the existing fabric of design creates a condition which dictates that a larger structure than the existing buildings in an area will be incompatible with the neighborhood. The visual impact from an increase in height can be counteracted in some cases by incorporating front setbacks as well as side and/or rear setbacks on upper levels. All of the original buildings that were designed with upper levels for the original development of Westwood Park utilize major setbacks from all sides and most of these buildings utilize the sloping roof form to minimize the perceived overall height of the building as well as minimize the perceived massing of the small upper level.

Buildings that "decorate" facades with appropriate articulation and detailing can still be grossly out of character with the surrounding area due to incompatible scale. Large, well proportioned buildings can still be incompatible if the scale of the surrounding buildings is small. Both the dimension scale and the proportions of a project need to be addressed during design and review.

Proportions

The proportions of a building are the relationships between the dimensions of height, width, and depth of the elements of design as well as the relationship of the building to other surrounding structures. Westwood Park consists predominantly of buildings with horizontal proportions of trim, bay windows, bands of roofing, and articulation of porches and facades.

> **"Poorly proportioned buildings may seem out of balance, inconsistent or unharmonious with their surroundings.**
>
> **The proportions of the basic shapes of a project should be compatible with those of surrounding buildings."** (25)

Even small changes to the proportions of such elements of a facade design as the window shape or trim location can have a major effect on the compatibility of the design within the context of the surrounding buildings.

TEXTURE AND DETAILING

"Texture refers to the visual surface characteristics and appearance of the building facade. Detailing refers to the manner in which building parts are put together. The texture and detailing of a building's facade often have the strongest impacts on how people perceive a new structure and, therefore, on their sense of the character of the neighborhood. The use of Materials and the degree of Ornamentation give the building its texture." (26)

Exterior Materials

The designers of Westwood Park's homes utilized many materials in the design of the development but the predominant material is cement plaster (stucco) for walls, spanish style clay tile for decorative roofing, and wood for windows. Unpainted and painted brick is used for the entry porches and steps in many cases. There are also examples of shingle style bungalows and some wood sided buildings as well as flat, parapeted built-up roofs and composition shingled, peaked roofs.

In the design of an addition or renovation, the materials of the existing house as well as the materials of the surrounding buildings need to be addressed. The quality of materials and installation should be comparable to those used in the original buildings.

Ornamentation

Ornamentation is the decorative detailing of a building. Westwood Park homes are not heavily ornamented like those found in the victorian style of design. The concept of simple, well crafted, elegant detailing was an important concept in the bungalow style. Therefore, detailing of the exterior of buildings will be evaluated on simple ornamentation. Examples of ornamentation in Westwood Park are the trellised porches, the raised stucco decorative friezes, the curved lines of porch walls, and the decorative mullion designs in many of the windows. If used with restraint, the ornamentation can be an effective method of mitigating other inconsistencies in design. If used without consideration for the surrounding neighborhood, ornamentation can become tacky and obtrusive.

OPENINGS

> **"Typically, openings in a building - Doorways, Windows and Garage Doors - make up the largest and most distinctive elements of buildings' facades."** (27)

Entryways

The entrance to the house is considered the entryway. Westwood Park homes utilize several methods to articulate entryways. Most houses have decorative doors, often with curved tops. Articulation of the surrounding "portico" is often created with raised stucco "rustication", decorative detailing, or pediment elements of roof forms. Most of the homes also emphasize the entryway with a grand, often curving, stair and entry porch. Doors are oriented directly toward the street.

> **"Doorways should be designed to be consistent with the surrounding entries. In a neighborhood where the predominant pattern is of stairways located on one side of the building, ignoring this pattern could be disruptive. Where symmetry or asymmetry has become an important ingredient of a building group, the goal is to respect it and respond sensitively to it."** (28)

Entryways that are to be altered should respect the level of articulation of the existing entry as well as the predominant level of articulation and design in surrounding buildings.

Windows

In Westwood Park, because of the emphasis on simplicity of design in the bungalows, windows play an important role in the design and proportions of the buildings and are often the major ornamentation element of the facade.

> **"The proportion, size, and detailing of windows should relate to that of existing adjacent buildings... The proportion of window (void) to wall (solid) area on a facade varies with building type. New windows should approximate rations of neighboring structures while meeting the building's functional needs."** (29)

The quality of wood windows and/or wood trim should be utilized in facades for conformity with the quality of the original development. Decorative mullion and muntin design should be utilized when applicable and detailing of trim and reveals should be coordinated for compatibility with the surrounding area as well as the subject building.

Garage Doors

Garage doors are often the most prominent element of the main level of the front facade of a building that incorporates the parking of cars on the ground level. Care must be taken to de-emphasize the garage door in the design. Many homes have the garage setback in plan well away from the street and front facade of the house. Those that do not, recess the door back in order to reduce the visual impact of the door.

LANDSCAPING

> **"Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for the planting of shrubs, flowers and trees."** (30)

Areas in front setbacks for landscaping were the major focus of the Westwood Park developers in the creation of a garden atmosphere for the area. Every effort should be made to minimize pavement for driveways and walkways so that the maximum area in the front of the residence can be used for planting. Large areas of pavement in the front of buildings is unacceptable.

APPENDIX B - GENERAL INFORMATION

EXISTING BUILDING HEIGHT STUDY SUMMARY

The following summary outlines a prepared study of building heights in Westwood Park. Information for the study has been gathered from several sources in an effort to collect data that accurately reflects current conditions. The study's major element is a map of Westwood Park with building heights of each home designated. On the map, building heights in stories are numerically shown and shading is used to denote taller buildings.

"Sanborn" maps of San Francisco have been used for the initial basis of the study. These maps are available in the Assessor's office located in City Hall. Because Westwood Park is a uniform planned community and because the neighborhood was largely constructed prior to 1940, the "Sanborn" maps give relatively accurate information on the original buildings in the neighborhood. For purposes of clarity and coordination, descriptions of building types from the "Sanborn" maps have been used in the preparation of the study. A visual survey of the neighborhood was subsequently undertaken in an effort to verify the information obtained from the "Sanborn" maps as well as to gather preliminary information on vertical additions not reflected in the maps.

Once the visual survey was completed, San Francisco Building Department records were reviewed to gather information on all buildings of two stories or more as well as to investigate information of vertical additions that have been added to original buildings subsequent to the preparation of the "Sanborn" maps. The information from the records has been incorporated into the study.

The building height types, a description of each building type, and each building type's percentage of total buildings in Westwood Park has been included in this summary.

BUILDING HEIGHT DESCRIPTIONS

1 "ONE LEVEL" (13.7% of total residences)

One story main "living" level on grade with no "basement." Usually with an on-grade detached garage.

1B "ONE LEVEL OVER BASEMENT" (77.3% of total residences)

One story main "living" level over a "basement." The majority of the lots slope with the basement built into the slope of the lot with retaining walls. The basement usually is used for parking and utility with less than the required ceiling height for utilization as living space. Many homes have utilized this "basement" area for living space with excavation to gain ceiling height.

1.5 "ONE LEVEL WITH ATTIC" (0.6% of total residences)

One story main "living" level with partial upper "living "level and no "basement." Upper level is fully within lower level roof form and visual impact is of a one story structure with steeply sloping roof and attic.

2 "TWO LEVEL" (4.5% of total residences)

One story main "living" level with partial upper "living" level and no "basement." Usually with an on-grade detached garage.

2B "TWO LEVEL OVER BASEMENT" (3.8% of total residences)

One story main "living" level with partial upper "living" level over "basement." Upper level usually has been added to an existing one story over basement.

A Denotes buildings where upper levels have been added to original buildings through the construction of a vertical addition.

SUMMARY OF STUDY

1. 91.6% (613 total) of the 669 residences in Westwood Park are "one level," "one level over a basement," or "one level with an attic" type buildings.

2. Only 8.4% (56 total) of the 669 residences are "two levels" or "two levels over a basement" type buildings. This percentage breaks down as follows:

   a. 4.1% (27 total) of the 669 homes are "two level" or "two level over basement" type buildings from the original development. The upper levels usually consist of a limited square footage single room.

   b. 4.3% (29 total) of the 669 homes are buildings that are "two level" or "two level over basement" type buildings due to vertical additions.

   c. The "two level over a basement" type buildings, the tallest type structure in Westwood Park, make up only 3.8% (26 total) of the 669 homes.

      i. Only 6 of these 26 homes of this type are from the original development. These homes are buildings with small, well integrated upper levels with setbacks from all sides of the lower level.

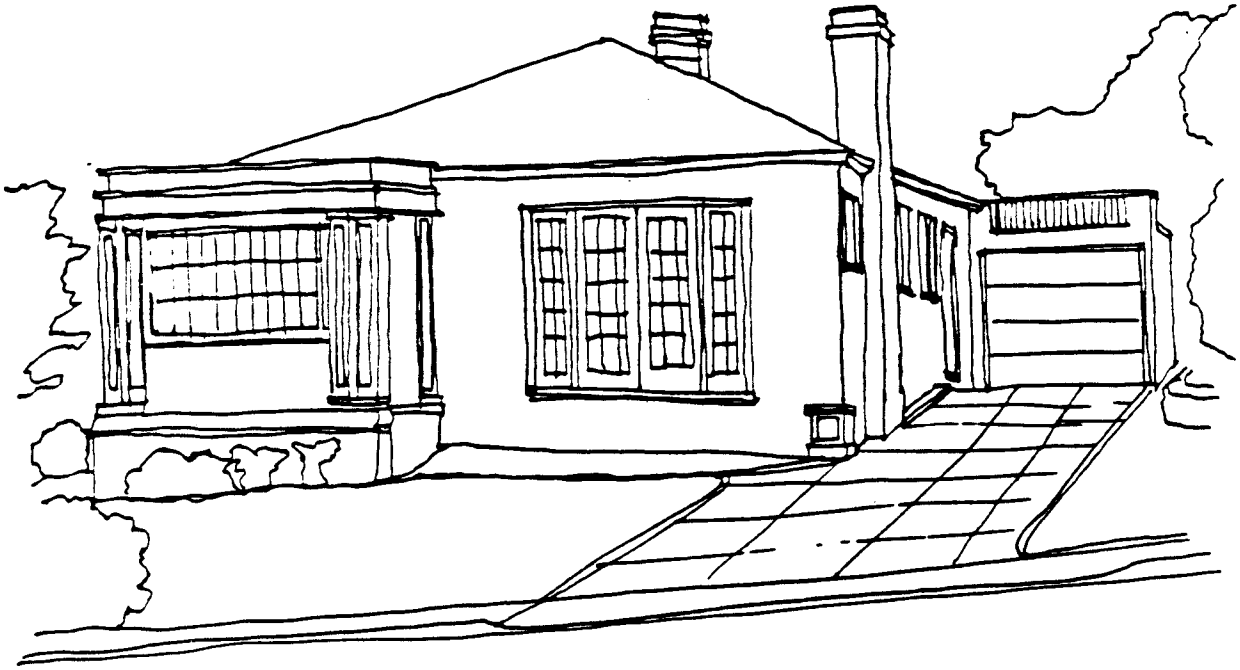
      ii. 20 of the 26 homes of this building type are due to vertical additions to an existing one level over basement structure.

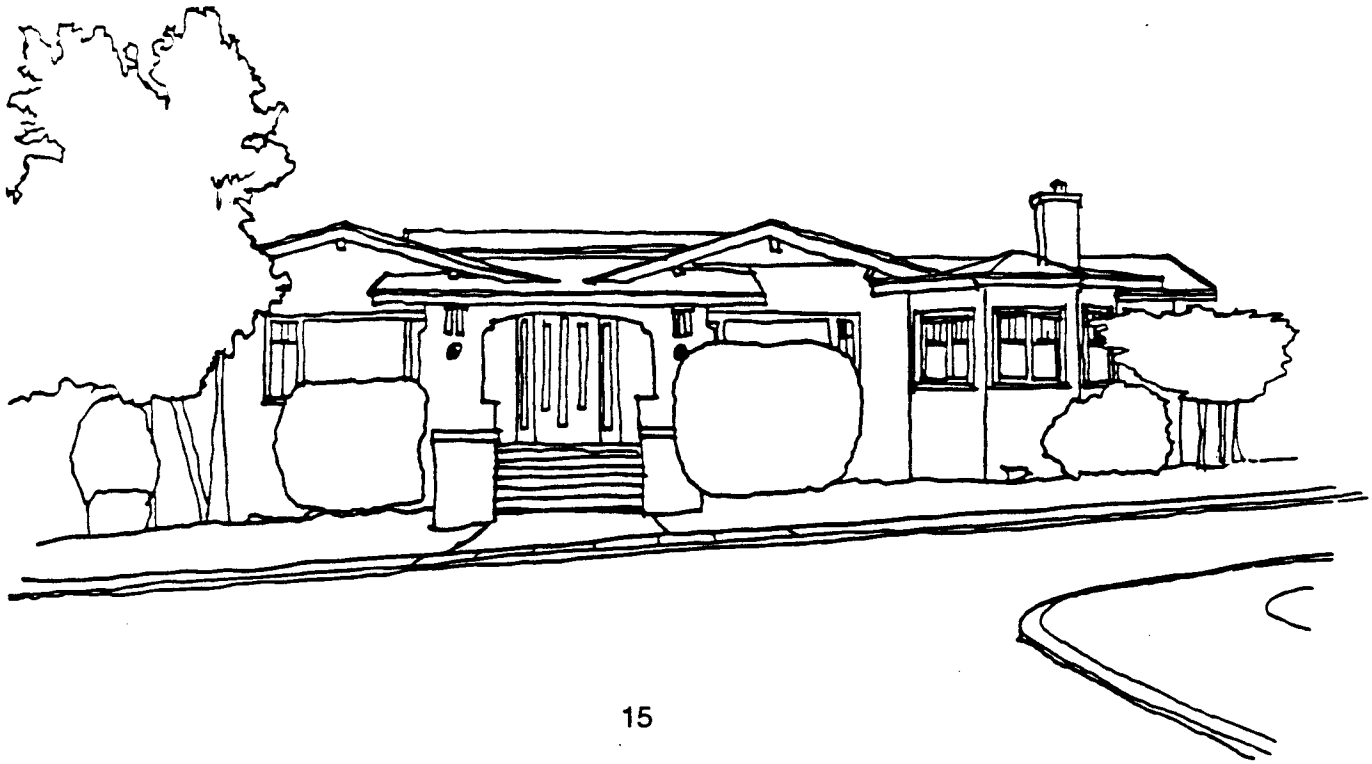
CONCLUSIONS

The conclusions that can be drawn from the study show that the existing fabric of Westwood Park is predominantly of "one level" and "one level over a basement" type buildings.

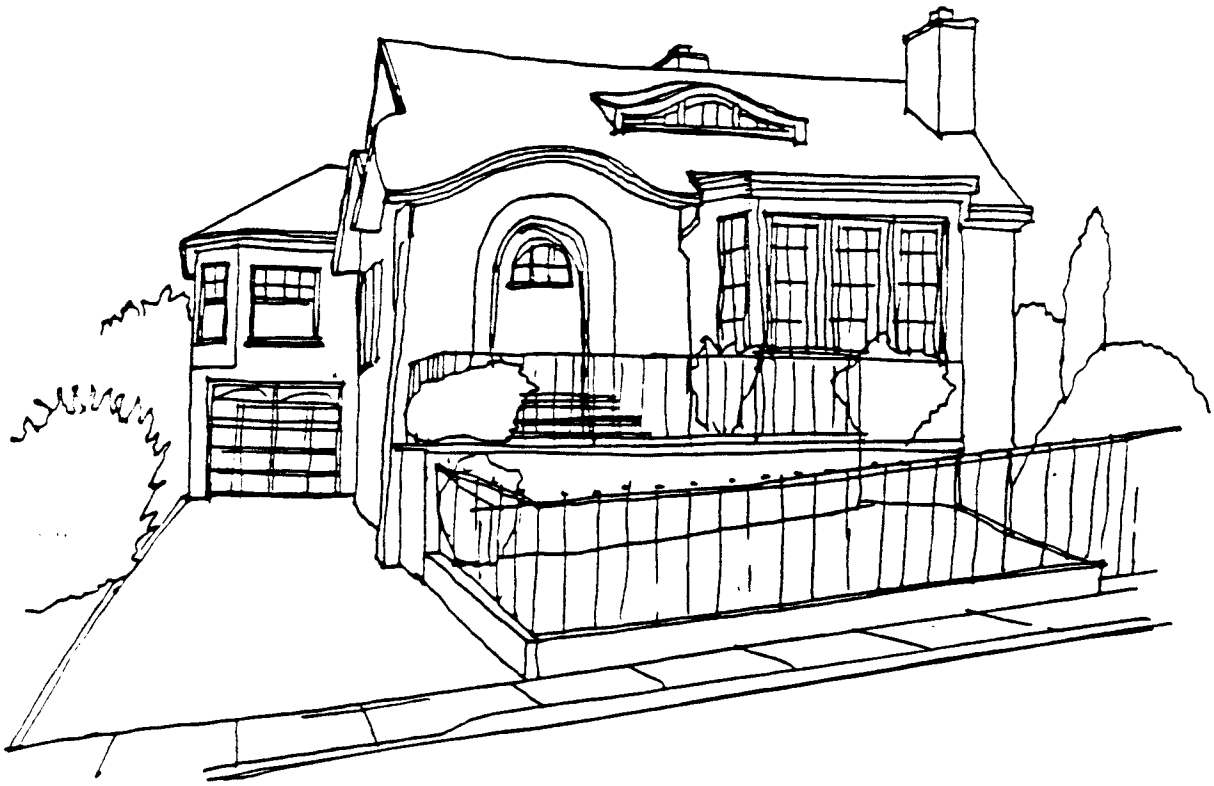
The great majority of larger size buildings are present because of vertical additions over an existing "one level" or over a "one level with basement" type structure.

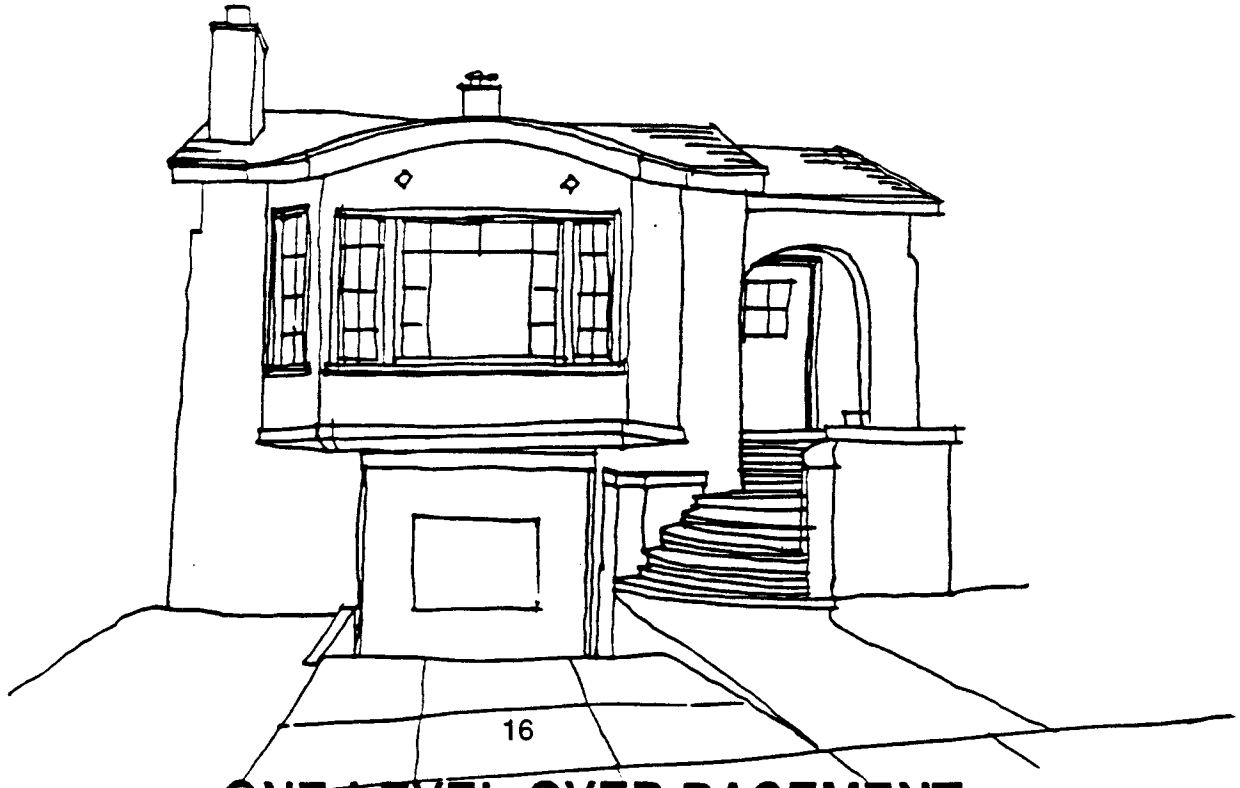
Without exception, the buildings that have extremely large upper levels are buildings that have had vertical additions and are not buildings that were originally designed in this manner.





ONE LEVEL

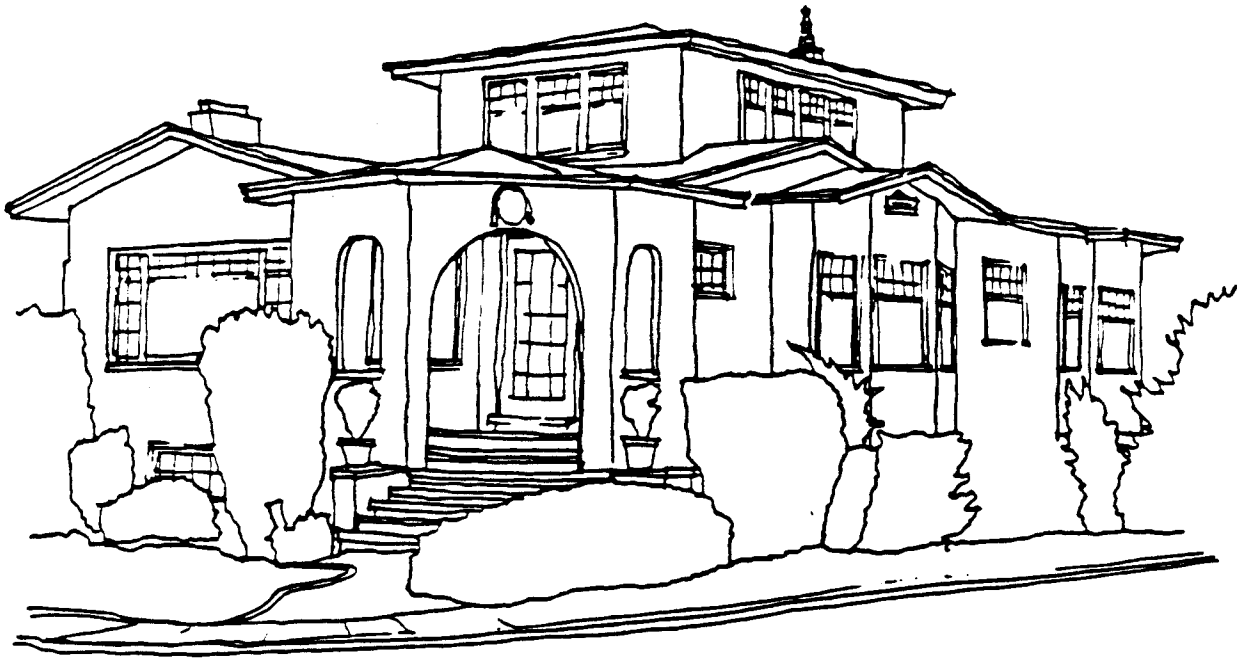




ONE LEVEL OVER BASEMENT

ONE LEVEL WITH ATTIC

TWO LEVEL



TWO LEVEL OVER BASEMENT

Moscone
Emblidge
&Otis LLP

220 Montgomery St
Suite 2100
San Francisco
California 94104

Ph: (415) 362-3599
Fax: (415) 362-2006

www.mosconelaw.com

September 25, 2018

Scott Emblidge
emblidge@mosconelaw.com

Via Email and U.S. Mail

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103

Re: 2417 Green Street Discretionary Review – October 4, 2018 Hearing

Dear President Hillis and Commissioners:

Our firm represents Susan Byrd and Mark Lampert who have lived at 2415 Green Street for over 20 years. They live immediately adjacent and to the east of 2417 Green Street, which was purchased by a developer, Christopher Durkin, approximately two years ago and is held by the 2417 Green Street LLC. We object to this project based on the oversize, insensitive design that significantly impacts my clients and other neighbors as well as the illegal and unauthorized activities the developer has engaged in over the past year.

The developer applied for planning and building permits for a large-scale alteration to try to maximize the value of the property. The developer met with the neighbors who requested that he revise the design to mitigate the impacts on neighbors and comply with the Cow Hollow Neighborhood Design Guidelines, as most if not all of the other neighbors on the street have done when remodeling their homes. The developer did not agree to make changes in response to neighbor concerns or to comply with the neighborhood guidelines.

Since originally applying for permits, instead of going through the prescribed permit process, the developer has demolished portions of the building without permits, created large openings in the roof and left windows open throughout the 2017-18 rainy season leaving the house to deteriorate. He has ignored enforcement actions by DBI and has continued to engage in work without permits as recently as September 20, 2018.

Numerous NOVs from DBI, and a NOC from the Planning Department, Orders of Abatement, and liens recorded on the property have been ineffective in doing anything to prevent the destruction and deterioration of this property. We are grateful that neighbors have observed and reported illegal activity, and that DBI and Planning have tried to do what they can to make sure the entire house was not demolished. Unfortunately, this hasn't prevented the continuation of the developer's circumvention of the process and dishonest behavior. Attachment 1 includes documentation of the NOVs, NOC, and liens. The Commission should be aware that this developer apparently has engaged in a similar scheme – engaging in work exceeding permits for at least one other property in the City (See Attachment 2 – 1055 Ashbury). Given these circumstances, we request that this hearing be continued until the developer satisfactorily addresses the many violations and orders of abatement.

Discretionary Review by the Planning Commission is warranted when there are exceptional and extraordinary circumstances. As detailed in our application for DR and documented in this letter, the insensitive project design that significantly impacts the neighbors and actions of the developer justify Discretionary Review of the project.

While the developer has made some minor changes to the original project design by slightly altering the façade design and inserting a 1,023 square-foot ADU on the ground level in the rear of the property, the 7,467 square-foot project remains inconsistent with the San Francisco Residential Design Guidelines and the Cow Hollow Neighborhood Design Guidelines for the reasons detailed in our DR Application.

Again, we request first, that this item be continued until the developer remedies the many violations and addresses the orders of abatement, but if the Commission does not agree that this is the best course of action, we request that you take DR and deny the project or modify the design as we request in our DR Application. If the developer were to remodel the home within the existing footprint as shown in the drawings of the alternative project attached to the DR Application, he would have a six-bedroom, 5,279-square-foot home with a two-car garage that could accommodate a large family without significantly impacting the immediate neighbors and larger neighborhood. This alternative design could also be modified to accommodate an ADU.

Such an alternative would still allow the developer to make a reasonable profit by developing a large house while also protecting (a) the neighbors by

preserving some of their access to light and air and privacy, and (b) the neighborhood by maintaining the mid-block open space. And, unlike the proposed project, this alternative would comply with the RDGs and CHNDGs.

Sincerely,

G. Scott Emblidge

cc: Members of the Planning Commission
Hon. Catherine Stephani
Elizabeth Gordon-Johnckheer
Chris May

Enclosures

ATTACHMENT 1
2417 Green Street Violations, Complaints, and Records of Liens, and Associated Email Records

Although an NOV was issued by DBI on 1/8/18, holes in the roof created by the illegal removal of chimneys and windows left open to the elements was not acted upon until May of 2018, well after the rainy season, purposely creating a state of disrepair and deterioration.

5/21/2018	Melissa Reyes	BID	Returned per request to Insp. Mc Hugh
1/12/2018	Thu Ha Thi Truong	CES	Per R.Power

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
01/08/18	OTHER BLDG/HOUSING VIOLATION	INS	Power	FIRST NOV SENT	First NOV sent R. Power --TTruong
01/09/18	OTHER BLDG/HOUSING VIOLATION	INS	Power	CASE UPDATE	First NOV mailed --TTruong
01/09/18	CASE OPENED	BID	Power	CASE RECEIVED	
01/10/18	OTHER BLDG/HOUSING VIOLATION	BID	Power	FINAL WARNING LETTER SENT	Final NOV issued per R. Powers --TTruong
01/12/18	OTHER BLDG/HOUSING VIOLATION	INS	Power	CASE UPDATE	Final NOV mailed by TTruong
01/12/18	GENERAL MAINTENANCE	BID	Power	REFERRED TO OTHER DIV	tranfer to div CES
01/30/18	GENERAL MAINTENANCE	CES	Hinchion	CASE RECEIVED	Recieved in CES
04/10/18	OTHER BLDG/HOUSING VIOLATION	CES	Schroeder	REFER TO DIRECTOR'S HEARING	refer toDH 5/1/18 cs
04/25/18	OTHER BLDG/HOUSING VIOLATION	CES	Schroeder	CASE UPDATE	Case abated per kmh prior to DH, at which time the request is to be heard by HO, and if granted the decision to return the file to BID is decided. After the hearing not prior the case would be returned and possibly abated when BID is in possession of the file.Therefore the abatement is hereby abrogated. cs
04/25/18	OTHER BLDG/HOUSING VIOLATION	BID	Hinchion	CASE UPDATE	penetrations sealed kmh
05/01/18	OTHER BLDG/HOUSING VIOLATION	CES	Schroeder	CASE UPDATE	Return to BID email 4/25/18 request by KMH. cs
05/15/18	OTHER BLDG/HOUSING VIOLATION	CES	Schroeder	DIRECTOR'S HEARING DECISION	DH HO DL return to BID cs
05/21/18	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE UPDATE	File placed in P. O'Riordan's office. gsamaras
05/21/18	GENERAL MAINTENANCE	CES	Hinchion	REFERRED TO OTHER DIV	tranfer to div BID
05/22/18	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE ABATED	penetrations sealed kmh

COMPLAINT ACTION BY DIVISION

NOV (HIS): NOV (BID): 01/08/18

First Illegal Chimney Removal – Complaint Filed December 11, 2017

Second Illegal Chimney Removal – roof left unrepaired and open to the elements until May 2018

Windows continually left open to the elements also during 2017-18 rainy season

From: McHugh, Kevin (DBI) [mailto:kevin.mchugh@sfgov.org]
Sent: Friday, January 19, 2018 8:40 AM
To: Deborah Holley <deborah@holleyconsulting.com>
Cc: May, Christopher (CPC) <christopher.may@sfgov.org>; Scott Emblidge <emblidge@mosconelaw.com>; Power, Robert (DBI) <robert.power@sfgov.org>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>
Subject: RE: 2417 Green Street

Hi Deborah,

At a site visit on 12/27 conducted with Chu Liu a DBI engineer to address the details for the shoring repair we observed holes in the roof created by the chimney demolition. We advised the owner/developer (Chris) to seal these holes immediately as rain was in the forecast.
Chu Liu's field report from the same date and which is attached confirms this.
Chris was fully aware of what was required and copied me an email saying he would start the work on December 28th.
I was off work for a week and when I returned Chief O Riordan inquired about the progress at the property. Inspector Power confirmed that no work had taken place so I Sent Chris an email 1/5 authorizing him to proceed.
On 1/8 Inspector Power issued a violation concerning the roof penetrations with the corrective actions being to waterproof within 24 hrs. The corrective action on the NOV did not require a permit. No permit was or is required for what was being asked and as of this time nothing has been done.
My email to Chris on 1/5 is also attached which should answer any questions you have concerning the chimney/facade shoring.

Regards

Kevin Mc Hugh
Senior Building Inspector.

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 201830371
DATE: 08-JAN-18

ADDRESS: 2417 GREEN ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES BLOCK: 0560 LOT: 028

☐ If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violati will be issued.

OWNER/AGENT: 2417 GREEN STREET LLC
MAILING ADDRESS: 2417 GREEN STREET LLC
474 EUCLID AVE
SAN FRANCISCO CA
94118

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ WORK WITHOUT PERMIT	106.1.1
☐ ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:	106.4.4
☑ UNSAFE BUILDING ☐ SEE ATTACHMENTS	102.1

Penetrations in roof made when chimneys were removed. Have not been sealed, rain water entering building. Also penetrations in walls at rear.
A monthly monitoring fee will be assessed on NOV's.
Code/section: 102A

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

415-558-6008

☐ FILE BUILDING PERMIT WITHIN DAYS ☐ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

☐ OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AN SIGNOFF.

☐ CORRECT VIOLATIONS WITHIN DAYS. ☐ NO PERMIT REQUIRED

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Waterproof penetrations in roof and walls within 24hrs.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/6

APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS $

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Robert J Power
PHONE # 415-558-6008 DIVISION: BID DISTRICT : 4
By:(Inspectors's Signature) _____

Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint Number: **201708032**

Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: --
Contact Name:
Contact Phone: --
Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed:
Location: 2417 GREEN ST
Block: 0560
Lot: 028
Site:
Rating:
Occupancy Code:
Received By: Czarina Blackshear
Division: BID

Complainant's Phone:
Complaint Source: TELEPHONE
Assigned to Division: BID
Description: Working beyond scope of PA #201705116316. Doing horizontal addition.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	POWER	6270	4	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/27/17	CASE OPENED	BID	Power	CASE RECEIVED	
09/28/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	CASE UPDATE	1st NOV mailed & cc'd to DCP -jtran
09/28/17	OTHER BLDG/HOUSING VIOLATION	BID	Power	FIRST NOV SENT	nov issued kmh
01/05/18	OTHER BLDG/HOUSING VIOLATION	BID	Power	CASE CLOSED	new permit has been issued to comply with complaint. DCP approved scope that was initially not reviewed by their department. kmh

COMPLAINT ACTION BY DIVISION

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COMPLAINT DATA SHEET

Complaint Number:	**201893411**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	2417 GREEN ST
Contact Name:		Block:	0560
Contact Phone:	--	Lot:	028
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	Mehret Tesfaye
Complainant's Phone:		Division:	INS
Complaint Source:	TELEPHONE		
Assigned to Division:	BID		
Description:	Beyond scope of work $500. Tomporing shoring		

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6330	4	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/20/18	CASE OPENED	BID	Birmingham	CASE RECEIVED	

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):**

Inspector Contact Information

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Search Results

Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2018	K622123-00	06/04/2018			ORDER OF ABATEMENT -LIEN	R	2417 GREEN STREET LLC
						E	SFCC-BUILDING INSPECTIC

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13300 New Airport Rd. Suite 101 Auburn, CA 95602

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2018	K622123-00	06/04/2018			ORDER OF ABATEMENT -LIEN	R	2417 GREEN STREET LLC
						E	SFCC-BUILDING INSPECTIC

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13300 New Airport Rd. Suite 101 Auburn, CA 95602

ATPAC

SAN FRANCISCO
PLANNING DEPARTMENT

NOTICE OF COMPLAINT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

August 03, 2018

Property Owner
2417 Green Street LLC
474 Euclid Ave
San Francisco, CA 94118

Site Address:	**2417 Green St**
Block/Lot:	**0560/ 028**
Zoning District:	**RH-1, Residential- House, One Family**
Complaint Number:	**2017-012992ENF**
Staff Contact:	**Tina Tam, (415) 558-6325, tina.tam@sfgov.org**

You are receiving this courtesy notice because the Planning Department has received a complaint alleging that one or more violations of the Planning Code exist on the above-referenced property. As the property owner you are a responsible party.

It has been reported to us there is unpermitted construction, alteration, and/or addition work at the subject property. As such, you have the option to:

1. File a permit to remove and restore the work back to its last authorized condition; or
2. File a permit to legalize the work, if permissible by the Planning Code. Please note additional application may also be required.

Please submit your permit within 30 days of this notice.

The Planning Department requires compliance with the Planning Code in the development and use of land and structures. Any new building permits or other applications are not issued until a violation is corrected. Penalties may also be assessed for verified violations. Therefore, your prompt action to resolve the complaint is important.

Please contact the staff planner shown above for information on the alleged violation and assistance on how to resolve the complaint.

San Francisco

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COMPLAINT DATA SHEET

Complaint Number:	**201727261**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	2417 GREEN ST
Contact Name:		Block:	0560
Contact Phone:	--	Lot:	028
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	Sylvia Thai
Complainant's Phone:		Division:	INS
Complaint Source:	TELEPHONE		
Assigned to Division:	BID		
Description:	Planning Department suspended two permits: 201705116316 and 201710020114.		

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6330	4	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
12/21/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	CASE UPDATE	Mailed 1st NOV; s.thai.
12/21/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	FIRST NOV SENT	sent 1st NOV.
12/21/17	CASE OPENED	BID	Power	CASE RECEIVED	
02/01/18	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE UPDATE	on going
04/10/18	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE UPDATE	on going
06/11/18	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE CLOSED	permits have been suspended

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):** 12/21/17

Inspector Contact Information

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COMPLAINT DATA SHEET

Complaint Number:	**201893411**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	2417 GREEN ST
Contact Name:		Block:	0560
Contact Phone:	--	Lot:	028
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	Mehret Tesfaye
Complainant's Phone:		Division:	INS
Complaint Source:	TELEPHONE		
Assigned to Division:	BID		
Description:	Beyond scope of work $500. Tomporing shoring		

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6330	4	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/20/18	CASE OPENED	BID	Birmingham	CASE RECEIVED	

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):**

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COMPLAINT DATA SHEET

Complaint Number:	**201893553**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	2417 GREEN ST
Contact Name:		Block:	0560
Contact Phone:	--	Lot:	028
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	TTRUONG
Complainant's Phone:		Division:	BID
Complaint Source:	WEB FORM		
Assigned to Division:	BID		
Description:	date last observed: 20-SEP-18; time last observed: For the past year; identity of person performing the work: Christopher Durkin; exact location: Main Bldg; building type: Residence/Dwelling ABANDONED/DERELICT STRUCTURE; WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; OTHER BUILDING; ; additional information: The windows have been left open to the elements for over a year; there are animals, mold, asbestos; the building windows are adjacent to our home's windows. ;		

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6330	4	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/21/18	CASE OPENED	BID	Birmingham	CASE RECEIVED	
09/21/18	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	CASE UPDATE	case reviewed, to be investigated by district inspector. cm/tt

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):**

Inspector Contact Information

NOV Issued for another Durkin project – 1055 Ashbury

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Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint Number:	**201891801**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	1055 ASHBURY ST
Contact Name:		Block:	1269
Contact Phone:	--	Lot:	167
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
		Received By:	OHUANG
Complainant's Phone:		Division:	BID
Complaint Source:	WEB FORM		
Assigned to Division:	BID		
Description:	date last observed: 13-SEP-18; time last observed: 0900; identity of person performing the work: Vella Glass; floor: roof; exact location: Main Bldg; building type: Residence/Dwelling WORK W/O PERMIT; ; additional information: Apparent installation of glass on roof w/o permit;		
Instructions:			

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HERNANDEZ	6340	18	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/14/18	OTHER BLDG/HOUSING VIOLATION	INS	Hernandez	CASE UPDATE	Case reviewed, to be investigated by district inspector. cm/oh
09/14/18	CASE OPENED	BID	Hernandez	CASE RECEIVED	
09/18/18	OTHER BLDG/HOUSING VIOLATION	BID	Hernandez	CASE UPDATE	Visited site, unable to see any one working at site at time of visit. Contacted complainant via-phone to gather additional information, complainant e-mailed photos of work currently being done. Will do project research.
09/19/18	OTHER BLDG/HOUSING VIOLATION	INS	Hernandez	FIRST NOV SENT	First NOV issued; hh/oh

REUBEN, JUNIUS & ROSE, LLP

November 19, 2018

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2417 Green Street
Supplemental Brief in Support of the Project
Planning Department Case No. 2017-002545DRP
Hearing Date: November 29, 2018
Our File No.: 7696.05

Dear President Hillis and Commissioners:

Our office is working with Chris Durkin concerning his proposed project at 2417 Green Street, scheduled to be heard by the Planning Commission at a discretionary review hearing on November 29, 2018. On November 13, 2018, discretionary review requester Mr. Philip Kaufman, owner of 2415 Green Street, filed an unfounded lawsuit in San Francisco Superior Court seeking to have the Court stop the Planning Commission from reviewing the Project. The Court rejected Mr. Kaufman's arguments and allowed the Planning Commission hearing to proceed.

The proposed project (the "Project") is a rear addition to an existing single-family home, and the addition of an Accessory Dwelling Unit ("ADU"). The rear addition is modest in scale and respectful of adjacent properties (12 feet deep with side setbacks of 3'-5" and 3'-10"), in keeping with the Planning Commission's recent direction concerning residential expansions. The Project fulfills the Planning Commission's stated desire for additional housing and varied housing options by proposing a comfortably sized, well-designed, code-complying ADU, while reducing the floor area of the existing single-family home and the overall height of the building.

Although already a reasonable Project, Mr. Durkin has made countless requests to Mr. Kaufman to meet and discuss a compromise, and sent him Project plans with proposed modifications, but Mr. Kaufman has refused even to meet or comment on the plans. Instead, he has taken every conceivable measure to sabotage the Project, including fabricated building permit complaints, all of which have been investigated and closed with no violations found.

This is an excellent proposal for the Pacific Heights neighborhood. Planning Department staff has concluded that no exceptional or extraordinary circumstances exist, and recommends the Project be approved as proposed. Moreover, we submit that approval of the Project is compelled by California's Housing Accountability Act (HAA"), Government Code Section 65589.5.

1. The Court Rejected Mr. Kaufman's Arguments Concerning the Categorical Exemption

This Project originally was set for a Planning Commission hearing in January of this year. Prior to the hearing, Mr. Kaufman appealed the Project's Categorical Exemption to the Board of Supervisors. The Board of Supervisors granted the appeal, finding that the project was not categorically exempt based on the evidence in the record at that time. (See Board Motion No. M18-12 attached as Exhibit A; the "Motion")

In his recently filed lawsuit, Mr. Kaufman argues that the Board's Motion prohibited the subsequent issuance of a Categorical Exemption. (See *Ex Parte* Application attached as Exhibit B.) It did not. The Motion states, in relevant part, as follows:

> based on the facts presented to the Board of Supervisors on the hearing on January 9, 2018, the Project is therefore not Categorically Exempt from CEQA review. [Emphasis added.]

In other words, the Board determined that a Categorical Exemption was not appropriate based on the information presented to the Board at that time. This is not a prohibition against any future Categorical Exemption, as Mr. Kaufman would like it to be.

In response to the Board's decision, Planning Department staff further studied the Project's potential impacts on Mr. Kaufman's home. Additional expert studies were performed and submitted for the record. Mr. Kaufman's hired engineer, Lawrence Karp, had raised concerns about the Project's proposed foundation work. But Mr. Karp mistakenly believed that the Project's foundation would anchor to Mr. Kaufman's foundation. This is not the case. The Project proposes a new foundation at the subject property, which will provide greater support for Mr. Kaufman's foundation. All of this is documented in the record.

Based on all of this new evidence, Planning Department staff again concluded that the Project will result in no significant impacts on Mr. Kaufman's home, and issued a new Categorical Exemption. Planning Department staff has now twice concluded that the Project qualifies for a Categorical Exemption, and those conclusions are supported by substantial evidence that has not been, and cannot be, refuted.

2. The HAA Compels Approval of the Project

The HAA applies to market-rate housing development projects and requires that code-compliant projects be approved. Pursuant to new amendments which took effect on January 1, 2018[1], the HAA imposes significant limitations on a city's discretion to deny permits for housing.

[1] Senate Bill 167 and Assembly Bill 1515

The HAA requires, in pertinent part:

> When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:
>
> (1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
>
> (2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.
> (Gov't Code § 65589.50))

In order to deny the Project, the Commission has the burden of proving that the "proposed project in some manner fail[ed] to comply with 'applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application [was] determined to be complete ... ',"or making the findings required by the HAA. (Honchariw v. County of Stanislaus (2011) 200 Cal.App.4th 1066, 1081.)

In the present case, the Project is subject to the protections of the HAA because it proposes a new ADU and renovations to the existing single family home. Planning Department staff has determined that the Project is code-compliant, and presents no exceptional or extraordinary circumstances. The Project does not present a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions. As such, approval is compelled by the HAA.

For all of these reasons, and those stated in our June 27, 2018 letter to the Planning Commission, we urge the Commission to approve the Project as proposed. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny

Enclosures

cc: Vice President Myrna Melgar
Commissioner Rodney Fong
Commissioner Milicent Johnson
Commissioner Joel Koppel
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin, Commission Secretary
Christopher May, Project Planner
Chris Durkin
Eric Dumican

EXHIBIT A

[Adopting Findings Reversing the Categorical Exemption Determination - 2417 Green Street]

Motion adopting findings reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review.

WHEREAS, On May 16, 2017, the Planning Department determined that the proposed project at 2417 Green Street ("Project") is exempt from environmental review under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative Code, Chapter 31; and

WHEREAS, The proposed Project involves alterations to an existing four-story-over-basement single-family residence with one vehicle parking space, which alterations would include excavation to add two vehicle parking spaces; a three-story rear addition; facade alterations and foundation replacement; and lowering the existing building; and

WHEREAS, On May 16, 2017, pursuant to Title 14 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387), the Planning Department determined that the Project is exempt from environmental review under Class 1 of the CEQA Guidelines (14 Cal. Code Reg. Section 15301), which provides an exemption for minor alterations to existing facilities including demolition of up to three single-family residences in urban areas; and

WHEREAS, On November 22, 2017, an appeal of the categorical exemption was filed by Richard Drury and Rebecca Davis of Lozeau Drury LLP on behalf of Philip Kaufman ("Appellant"); and

WHEREAS, By memorandum to the Clerk of the Board dated November 30, 2017, the Planning Department's Environmental Review Officer determined that the appeal was timely filed; and

WHEREAS, On January 9, 2018, this Board held a duly noticed public hearing to consider the appeal of the exemption determination filed by Appellant and, following the public hearing, reversed the exemption determination; and

WHEREAS, In reviewing the appeal of the exemption determination, this Board reviewed and considered the exemption determination, the appeal letter, the responses to the appeal documents that the Planning Department prepared, the other written records before the Board of Supervisors and all of the public testimony made in support of and opposed to the exemption determination appeal; and

WHEREAS, At the January 9, 2018, appeal hearing before this Board, Appellant submitted additional information in support of the appeal, including an engineering report by Lawrence B. Karp ("Karp Report"); and

WHEREAS, The Karp Report and other information submitted at and prior to the January 9, 2018, appeal hearing constituted substantial evidence that the Project, if approved, may result in one or more substantial adverse changes in the significance of the neighboring historic resource located at 2421 Green Street that have not been sufficiently addressed in the Categorical Exemption for the Project; and

WHEREAS, At and prior to the January 9, 2018, appeal hearing, Appellant and other members of the public submitted substantial evidence, including a report by certified hydrogeologist Matthew Hagemann, C. Hg., that the Project may disturb potentially contaminated soils at the Project site; and

WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors conditionally reversed the exemption determination for the Project subject to the adoption of

these written findings of the Board in support of such determination based on the written record before the Board of Supervisors as well as all of the testimony at the public hearing in support of and opposed to the appeal; and

WHEREAS, The Board finds that the Karp Report and other information submitted at and prior to the January 9, 2018, appeal hearing constituted substantial evidence not previously identified that affect the CEQA evaluation set forth in the Categorical Exemption regarding how the Project may impair the significance of an historic resource by causing impacts to its immediate surroundings; and

WHEREAS, The Board further finds that the public comment provided at and prior to the January 9, 2018, hearing, including a report by certified hydrogeologist Matthew Hagemann, C. Hg., constituted substantial evidence that the Project will disturb potentially contaminated soils; and

WHEREAS, The written record and oral testimony in support of and opposed to the appeal and deliberation of the oral and written testimony at the public hearing before the Board of Supervisors by all parties and the public in support of and opposed to the appeal of the exemption determination is in the Clerk of the Board of Supervisors File No. 171267, and is incorporated in this motion as though set forth in its entirety; and

WHEREAS, This Board considered these issues, heard testimony, and shared concerns that further information and analysis was required regarding the proposed Project at 2417 Green Street; now, therefore be it

MOVED, That In light of this information, the Board finds that there is substantial evidence in the record before the Board that the Project proposed at 2417 Green Street presents unusual circumstances relating to historic resources and hazardous materials and it appears as a result of those circumstances the project may have a significant effect on the

environment and, based on the facts presented to the Board of Supervisors on the hearing on January 9, 2018, the Project is therefore not Categorically Exempt from CEQA review.

n:\land\as2017\0400241\01249229.docx

City and County of San Francisco
Tails
Motion: M18-012

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 180123 **Date Passed:** February 06, 2018

Motion adopting findings reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review.

February 06, 2018 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

February 06, 2018 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

File No. 180123

I hereby certify that the foregoing Motion was APPROVED AS AMENDED on 2/6/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

EXHIBIT B

RICHARD T. DRURY (Cal. Bar No. 163559)
MICHAEL R. LOZEAU (Cal. Bar No. 142893)
LOZEAU | DRURY LLP
410 12th Street, Suite 250
Oakland, CA 94607
Tel: (510) 836-4200
Fax: (510) 836-4205
E-mail: richard@lozeaudrury.com
Attorneys for Petitioner

JONATHAN WEISSGLASS (SBN 185008)
LAW OFFICE OF JONATHAN WEISSGLASS
410 12th Street, Suite 250-B
Oakland, CA 94607
Telephone: 510-836-4200
E-mail: jonathan@weissglass.com

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

PHILIP KAUFMAN an individual, Petitioner, vs. CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation; SAN FRANCISCO PLANNING DEPARTMENT, a public entity; SAN FRANCISCO PLANNING COMMISSION, a municipal corporation; LISA GIBSON, in her official capacity; JOHN S. RAHAIM, in his official capacity; and DOES 1 through 10, inclusive, Respondents.	Case No.: **MEMORANDUM OF POINTS AND AUTHORITES IN SUPPORT OF APPLICATION FOR ISSUANCE OF ALTERNATIVE WRIT OF PROHIBITION AND/OR WRIT OF MANDATE AND IN SUPPORT OF PEREMPTORY WRITS** Unlimited Civil Case Hearing Date: Nov. 15, 2018 Time: 11:00 a.m. Dept: 302 Hearing Judge: Hon. Harold E. Kahn Branch: 400 McAllister St., San Francisco
CHRISTOPHER "CHRIS" DURKIN, an individual; 2417 GREEN STREET, LLC, a California Limited Liability Company; DUMICAN MOSEY ARCHITECTS P.C., a California Professional Corporation; and ROES 1 through 10, inclusive, Real Parties in Interest.	

INTRODUCTION

Petitioner Philip Kaufman seeks an alternative writ of prohibition and an alternative writ of mandate because the San Francisco Planning Commission otherwise will hold a hearing on November 29, 2018, that is contrary to two unanimous (11-0) votes of the San Francisco Board of Supervisors. In those votes, the Board ruled in favor of Mr. Kaufman's position and decided that a proposed project at 2417 Green Street ("Project") may not be exempted from review under the California Environmental Quality Act ("CEQA") because it may adversely affect Mr. Kaufman's historic home next door and because it may disturb potentially contaminated soil.

No one appealed either ruling of the Board of Supervisors, so they are subject to administrative *res judicata*. But the Planning Department ignored these rulings and again issued a CEQA categorical exemption for the same Project, and scheduled a hearing at which the Planning Commission will consider the Project without the CEQA review the Board has twice voted to require.

The Court should issue an alternative writ of prohibition because the upcoming hearing is outside of the jurisdiction of the Planning Commission absent preparation of the CEQA document the Board of Supervisors mandated. If the Court prefers to issue an alternative writ of mandate, that is also appropriate. Following issuance of an alternative writ, the Court should issue the appropriate peremptory writ, with this brief serving as the opening brief with respect to the request for a peremptory writ.

BACKGROUND

Mr. Kaufman is the owner and resident of a house at 2421 Green Street, which is contiguous to and immediately uphill from the proposed Project at 2417 Green Street. Verified Petition ¶5. Mr. Kaufman's home is an historic resource known as the Coxhead House, built in 1893 by Ernest Coxhead as his own home. Mr. Coxhead is the forefather of the First Bay Tradition of architecture, which made use of native materials such as redwood, red cedar shingles, and brick. The house is considered one of the finest remaining examples of shingle style architecture of the First Bay Tradition, which began in San Francisco in the late 19th century. The property has been written about in many notable books and scholarly works for decades. *Id.* 19. The California Office of Historic Preservation found the house "clearly eligible for the National Register of Historic Places," because "the Ernest Coxhead house is in

outstanding and original condition, and retains an unusually high degree of historic integrity." *Id.* ¶20-21.

Real Parties in Interest Christopher "Chris" Durkin, 2417 Green Street, LLC, and Dumican Mosey Architects P.C. ("Real Parties") are private developers who propose to vastly expand an existing house into a massive 4-story residence on the steep hillside property at 2417 Green Street, immediately adjacent and downhill from Mr. Kaufman's home. *Id.* ¶12-14.

This construction threatens Mr. Kaufman's home. The Coxhead House sits on its original tall, unreinforced brick foundation. This unique foundation is a component of the original character of the house. Any work to the foundation at the downslope Project site could harm the Coxhead House's brick foundation, which in turn, could require removing or replacing the Coxhead House's existing, historic brick foundation. Such replacement work would destroy the historic, original foundation, which is an integral part of the historic character of the home. *Id.* ¶22.

On May 16, 2017, in response to Real Parties' application, the Planning Department issued a Class 1 categorical exemption from all CEQA review for the Project. *Id.* ¶24. The Class 1 CEQA categorical exemption exempts from CEQA review "minor alteration of existing public or private structures." 14 Cal. Code Regs. §15301.

Petitioner appealed the exemption to the Board of Supervisors. On January 9, 2018, the Board of Supervisors voted unanimously (11-0) "*reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review.*" Verified Petition ¶26, Ex. A at 1, 3 (emphasis added). The Board did so after considering expert evidence and public testimony showing that the proposed Project at 2417 Green Street could jeopardize the historic Coxhead House, potentially undermining its foundation, disturbing potentially contaminated soil, creating geotechnical hazards, and blocking access to light and air crucial to its historic character. Verified Petition ¶39. The result was to require the Planning Department to prepare a CEQA document for the Project. *Id.* ¶28.

Thereafter, City staff submitted proposed written findings to the Board that would have allowed the Planning Department to simply "undertake further analysis and require the project sponsor to provide further information for review by the Department of Building Inspection concerning whether the Project will cause a substantial adverse change in the historic

significance of 2421 Green Street." Verified Petition Ex. C at 8. This language, had it been adopted, would have allowed for yet another categorical exemption. But the Board struck the language. *Id.* Instead, on February 6, 2018, after considering additional public and expert evidence, the Board of Supervisors again voted 11-0, finding that the proposed project "presents unusual circumstances relating to historic resources and hazardous materials and it appears as a result of those circumstances the project may have a significant effect on the environment and, based on the facts presented to the Board of Supervisors on the hearing on January 9, 2018, the Project is therefore *not categorically exempt from CEQA review*." Verified Petition ¶28, Exhibit B at 3-4 (emphasis added).

Everyone, including City staff had a full and fair opportunity to present any evidence to the Board of Supervisors at either hearing. Verified Petition ¶36. There were no challenges to either decision of the Board of Supervisors and the time to file any challenge in Superior Court has expired. *Id.* ¶29.

But in June 2018, Real Parties resubmitted applications for the Project. The new proposed Project is nearly identical to the prior Project. *Id.* ¶30. On June 22, 2018, the Planning Department ignored the Board of Supervisors' two previous unanimous votes and *issued yet another Class 1 CEQA categorical exemption* for the same Project. *Id.* ¶31. The Planning Commission is scheduled to hear a discretionary review application for the Project on November 29, 2018. *Id.* ¶32. Contrary to the Board's votes, the Planning Commission has not been provided with any CEQA document to analyze and mitigate environmental impacts. *Id.* ¶33.

ARGUMENT

I. THE CASE IS PROPERLY BEFORE THE COURT

This court has jurisdiction pursuant to Code of Civil Procedure §§1103 and 1085. Section 1103(a) provides: "A writ of prohibition may be issued by any court to an inferior tribunal or to a corporation, board, or person, in all cases where there is not a plain, speedy, and adequate remedy in the ordinary course of law." Section 1085(a) provides: "A writ of mandate may be issued by any court to any inferior tribunal, corporation, board, or person, to compel the performance of an act which the law specially enjoins, as a duty resulting from an office, trust, or station. . . ." Here, Petitioner seeks writs directed at inferior entities/persons, so the Court has jurisdiction.

Writs of prohibition and mandate both require a verified petition of a beneficially interested person. CCP §§1103(a), 1086. Petitioner has met this requirement. Verified Petition ¶¶54-61.

Petitioner has also properly exhausted his administrative remedies. The Board of Supervisors has twice rejected the Planning Department's CEQA categorical exemption. Verified Petition ¶¶26-28. By obtaining two unanimous final decisions from the City's ultimate decision-making body, Mr. Kaufman has fully exhausted his administrative remedies. *Sierra Club v. San Joaquin Local Agency Formation Com.* (1999) 21 Cal.4th 489, 502. As the California Supreme Court has held: "the administrative body presented with the same facts and arguments is unlikely to reverse its decision. The only likely consequence is delay and expense for both the parties and the administrative agency prior to the commencement of judicial proceedings." *Id.* "[A]ll administrative remedies available within an agency are deemed exhausted ... if no higher level of review is available within the agency, whether or not a rehearing or other lower level of review is available within the agency...." *Id.*

In addition, after the Planning Department issued the second CEQA exemption, Petitioner wrote to the Planning Department requesting that it comply with the Board of Supervisors' resolutions and prepare a CEQA document prior to holding any proceedings on the Project. The Planning Department denied this request. Verified Petition ¶ 46-47. Petitioner also filed an appeal with the Board of Supervisors asking it to direct the Planning Department to comply with its resolutions, but the Clerk of the Board refused to schedule this matter for hearing. Verified Petition ¶ 48-50. Finally, Petitioner filed a written appeal to the Planning Department asking it to continue any hearing until after a CEQA document is prepared for the Project in accordance with the Board's resolutions. The Planning Department refused this request and scheduled the hearing for November 29, 2018. Verified Petition ¶51-52. Petitioner is left with no alternative other than to seek relief from the Court.

II. THE COURT SHOULD ISSUE THE REQUESTED WRITS

A. The Board's Decisions Are *Res Judicata*

The Board of Supervisors twice found unanimously that the 2417 Green Street Project is not exempt from CEQA. *See supra* at 3-4. Because there was a full and fair opportunity to present the issues to the Board of Supervisors and because no appeal was taken to the Superior Court, it is improper to attempt to relitigate the same dispute between the same parties.

California has long recognized the doctrine of administrative *res judicata*. "Res judicata precludes relitigation of issues in a case when the same issue has already been litigated and finally decided in a prior case involving the same parties.... It is now generally recognized that res judicata applies in administrative proceedings to decisions of an administrative agency made pursuant to its judicial function." *Pac. Coast Med. Enterprises v. Dep't of Benefit Payments* (1983) 140 Cal.App.3d 197, 213–14.

The November 29, 2018 hearing is simply an attempt to relitigate the same dispute involving the same parties, but with some additional evidence. This is not allowed under the doctrine of administrative *res judicata*. All of the "new" evidence could have been presented to the Board of Supervisors at either of the prior hearings with the exercise of reasonable diligence. Real Parties and City staff simply elected not to present the evidence. "The doctrine of res judicata ... is based upon the sound public policy of limiting litigation by preventing a party who has had one fair trial on an issue from again drawing it into controversy.... This policy can be as important to orderly administrative procedure as to orderly court procedure." *Hollywood Circle, Inc. v. Dep't of Alcoholic Beverage Control* (1961) 55 Cal.2d 728, 732.

B. A Writ Of Prohibition Is Appropriate And Necessary

A writ of prohibition generally preserves the *status quo* because it addresses jurisdictional error that is threatened but not completed. *Union Pac. RR v. State Bd. of Equal.* (1989) 49 Cal.3d 138, 158. "A writ of prohibition is an appropriate remedy to arrest the proceedings of a court when there is not a plain, speedy, and adequate remedy in the ordinary course of the law and when the proceedings of the court are without or in excess of its jurisdiction." *Goodwin v. Superior Court* (2001) 90 Cal.App.4th 215, 220. Petitioner seeking a writ of prohibition must show: (1) the act at issue is judicial in nature; (2) the act is threatened by not completed; and (3) the adjudicatory tribunal lacked or acted in excess of its jurisdiction. (CEB, *Calif. Writ Practice* §4.9 (4th Ed. 2018), citing, CCP §§1102-1103). Those prerequisites are readily met.

First, the Planning Commission "discretionary review" hearing will be a quasi-judicial proceeding to determine the proposed Project's compliance with City ordinances and state law. *W. States Petr. Assn. v. Super. Ct.* (1995) 9 Cal. 4th 559, 567.

Second, the hearing is scheduled but not yet completed. There is no adequate remedy other than prohibiting the planned hearing from going forward. Once the hearing takes place, the Planning Commission will have violated the requirement of the Board of Supervisors that the

Project go forward only with adequate CEQA review. Any later review of that hearing cannot remedy the procedural problem or the harm to Mr. Kaufman from undergoing a hearing that never should have happened. *See* Verified Petition ¶¶54-61.

Third, a writ of prohibition will issue to stop an entity from taking action that is "beyond the jurisdiction" of the entity. *Abelleira v. Dist. Ct. of Appeal* (1941) 17 Cal.2d 280, 287. This includes "where, though the [entity] has jurisdiction over the subject matter and the parties in the fundamental sense, it has no 'jurisdiction' (or power) to act except in a particular manner, or to give certain kinds of relief, or to act without the occurrence of certain procedural prerequisites." *Id.* at 288. Here, the Planning Commission has no power to hold the November 29, 2018 hearing because the Board of Supervisors specifically required a CEQA document that has not been prepared. In short, the Planning Commission lacks jurisdiction to reverse the decision of the Board of Supervisors, just as a trial court lacks jurisdiction to reverse the decision of a court of appeal. *Lial v. Superior Court* (1933) 133 Cal. App. 31.

For these reasons, a writ of prohibition is appropriate and necessary. Issuance of an alternative writ of prohibition "must command the party to whom it is directed to desist or refrain from further proceedings in the action or matter specified therein, until the further order of the court from which it is issued, and to show cause before such court at a time and place then or thereafter specified by court order why such party should not be absolutely restrained from any further proceedings in such action or matter." CCP §1104. That is, pending a decision on a peremptory writ, an alternative writ of prohibition will prevent the improper hearing from moving forward.

C. Alternatively, A Writ Of Mandate Should Issue

In the alternative, Mr. Kaufman seeks a writ of mandate under CCP §1085. Such a writ requires "a showing by a petitioner of (1) A clear, present and usually ministerial duty on the part of the respondent ...; and (2) a clear, present and beneficial right in the petitioner to the performance of that duty...." *Santa Clara Cty. Counsel Attys. Assn. v. Woodside* (1994) 7 Cal.4th 525, 539-40 (internal quotation marks omitted; ellipses in original).

First, Respondents have a ministerial and non-discretionary duty. "A ministerial act is an act that a public officer is required to perform in a prescribed manner in obedience to the mandate of legal authority and without regard to his own judgment or opinion concerning such act's propriety or impropriety, when a given state of facts exists. Discretion, on the other hand, is

the power conferred on public functionaries to act officially according to the dictates of their own judgment." *Rodriguez v. Solis* (1991) 1 Cal.App.4th 495, 501-02. Traditional mandamus is the proper remedy when the agency has a duty to prepare a CEQA document but refuses to do so. *Sunset Drive Corp. v. City of Redlands* (1999) 73 Cal. App. 4th 215, 222 (the City "has no discretion to refuse to complete a [CEQA document] when a project requires one. Therefore, mandamus lies to compel [the City] to complete the process of preparing and certifying the [CEQA document] for this project.")

There can be no more ministerial duty than that of an inferior body and its staff to obey the mandates of the superior authority, the Board of Supervisors. Here, the Board spoke plainly and Respondents are disobeying its orders. That cannot be allowed.

Second, Mr. Kaufman owns the home adjacent to the Project. Verified Petition ¶5. He has twice obtained unanimous decisions from the Board of Supervisors that preclude the Project from going forward absent a CEQA review. *Id.* ¶¶26-28. He has a right to have Respondents follow the proper procedure, and a right not to have to go through the administrative process yet again with its attendant expense and uncertainty. *Id.* ¶¶55-61. Mr. Kaufman must not be caught in a Kafkaesque potentially endless loop of CEQA exemptions and appeals. *Sierra Club v. San Joaquin,* 21 Cal.4th at 502.

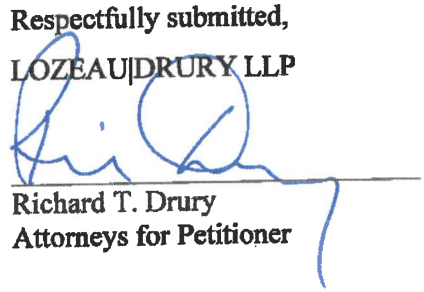
Accordingly, in the event the Court does not issue a writ of prohibition, a writ of mandate should issue instead.

CONCLUSION

For the reasons stated above, the Court should issue an alternative and then peremptory writ of prohibition preventing Respondents from holding a hearing on a proposed Project at 2417 Green Street unless and until the Respondent Planning Department prepares a CEQA document for the Project. If the Court prefers, the Court should issue an alternative and then peremptory writ of mandate directing Respondents to suspend any and all activity in furtherance of the Project.

Dated: November 12, 2018

Respectfully submitted,
LOZEAU|DRURY LLP



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