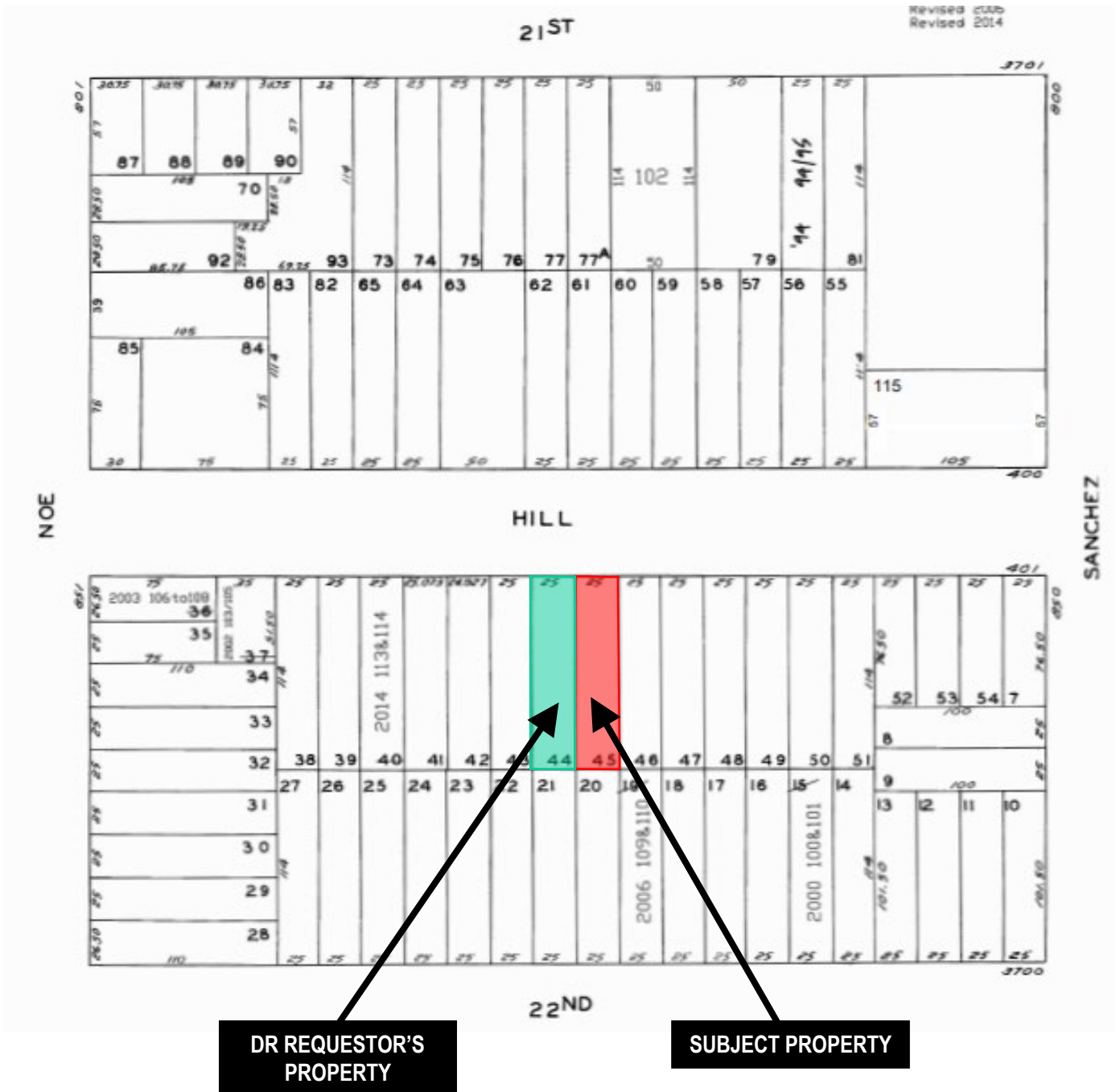


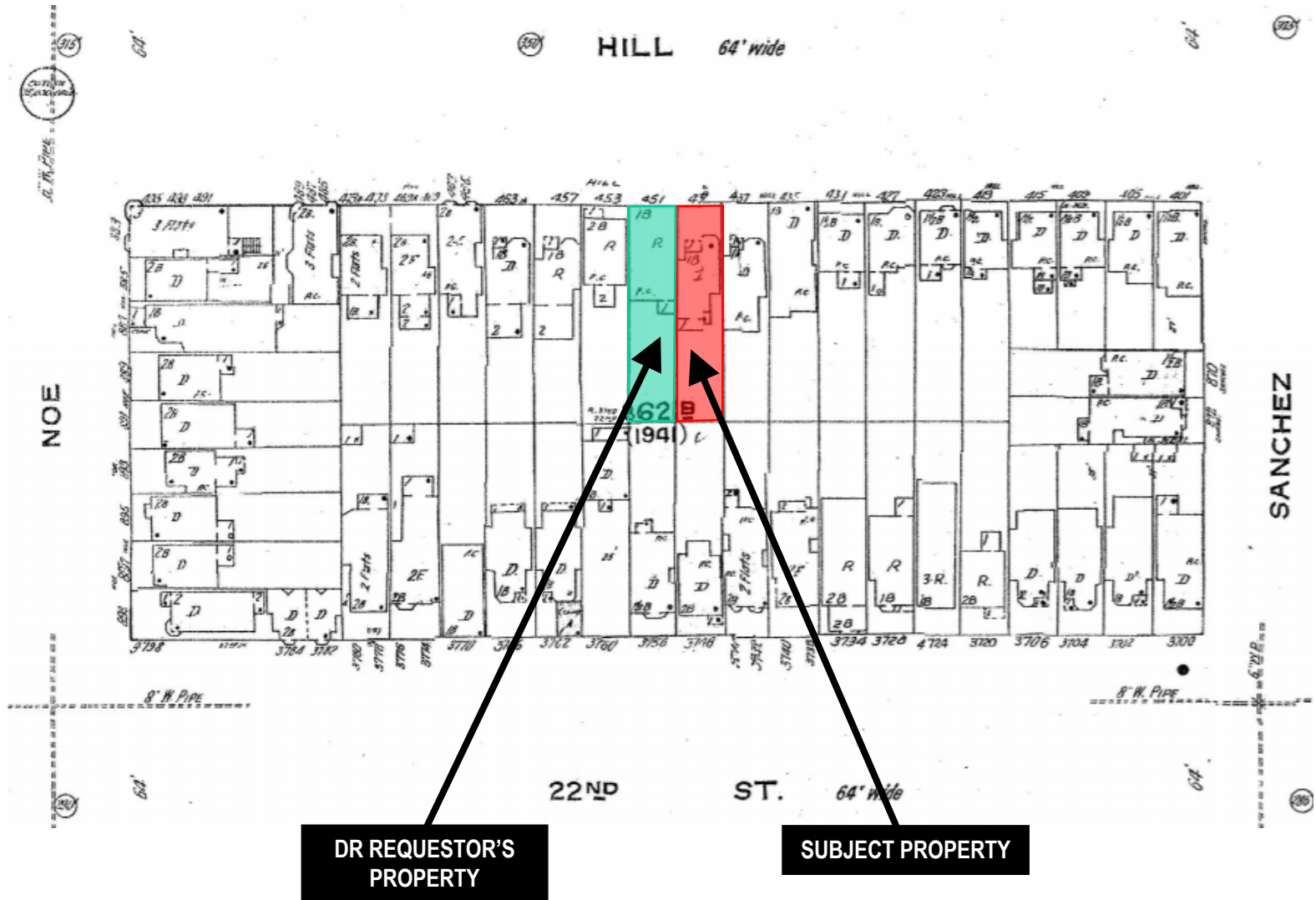
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2019-002243DRP
439 Hill Street

Sanborn Map*

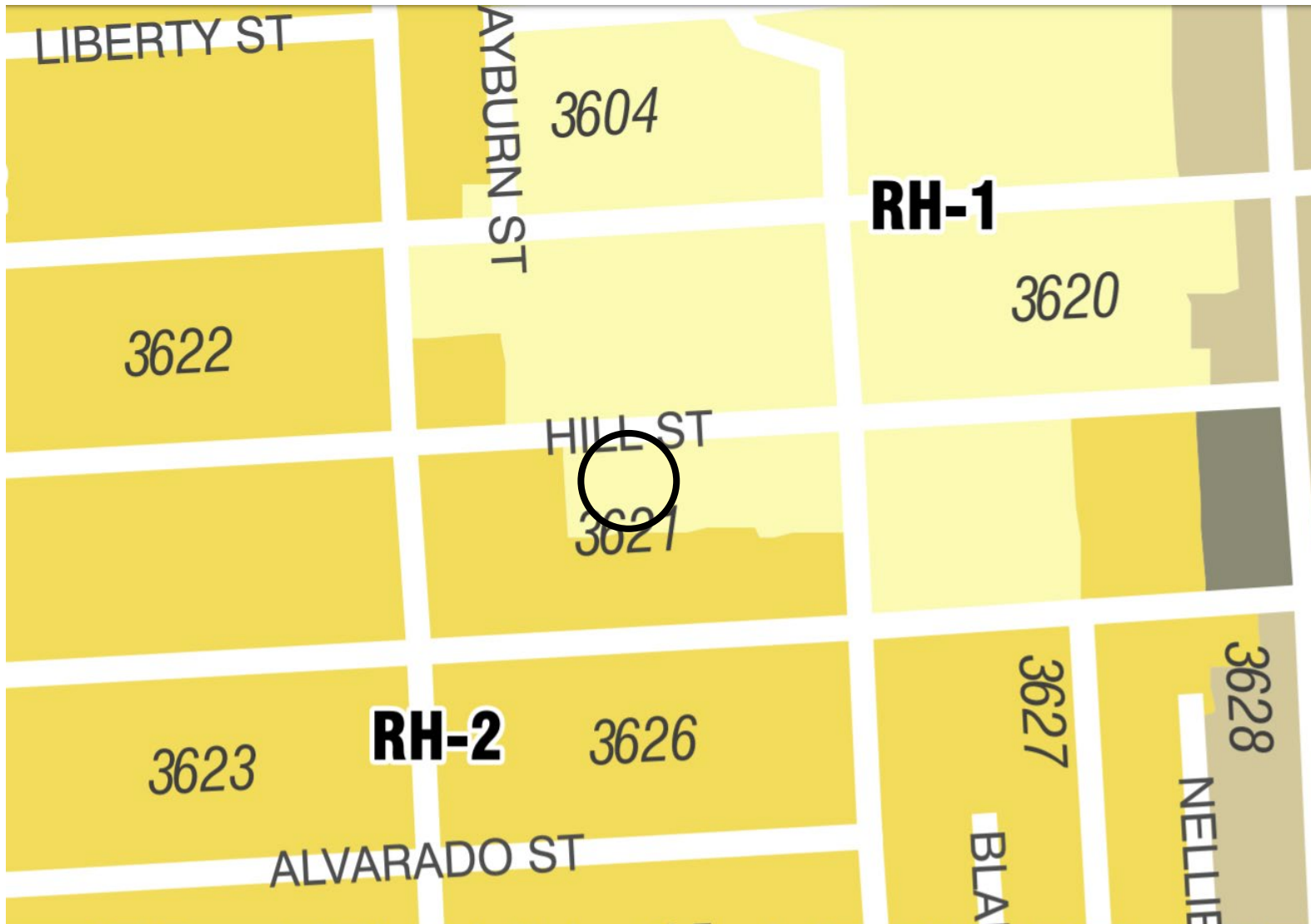


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



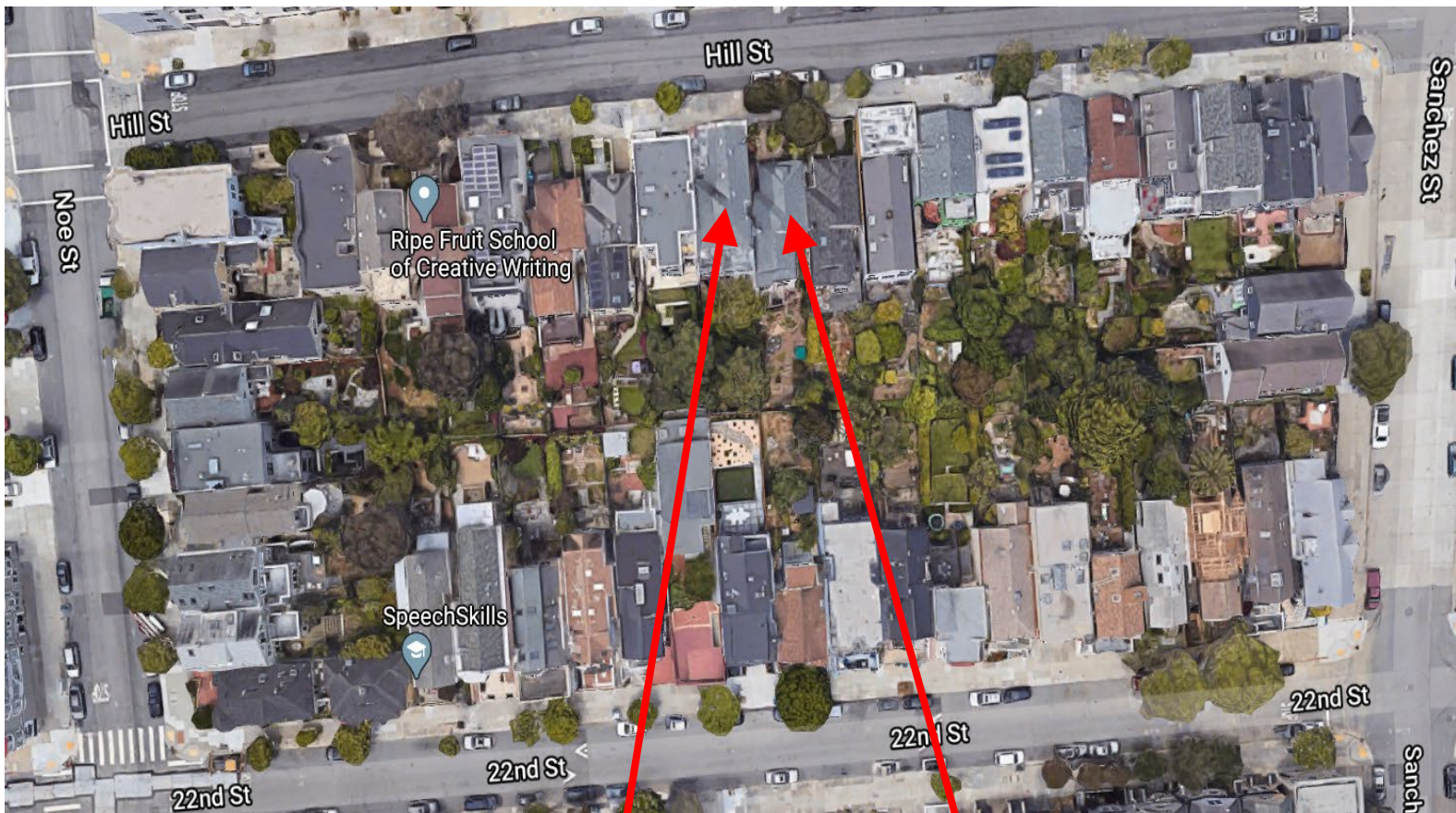
Discretionary Review Hearing
Case Number 2019-002243DRP
439 Hill Street

Zoning Map



Discretionary Review Hearing
Case Number 2019-002243DRP
439 Hill Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-002243DRP
439 Hill Street

Aerial Photo



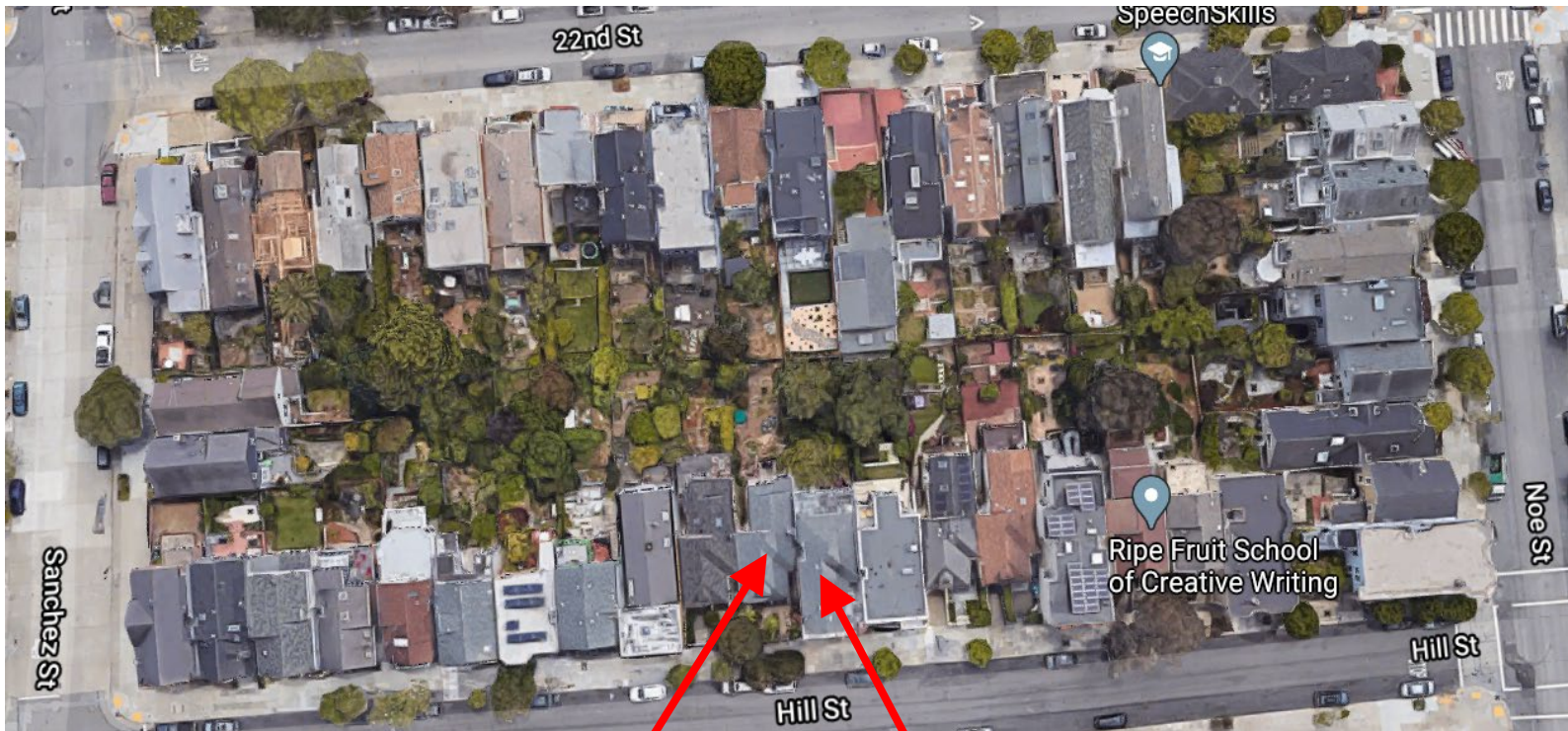
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-002243DRP
439 Hill Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2019-002243DRP
439 Hill Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-002243DRP
439 Hill Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-002243DRP
439 Hill Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 21, 2019**, Building Permit Application No. 201902213509 was filed for work at the Project Address below.

Notice Date: November 12th, 2019

Expiration Date: December 12th, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	439 HILL ST	Applicant:	Alex Terry
Cross Street(s):	Sanchez and Noe Streets	Address:	1073 Euclid Avenue
Block/Lot No.:	3621 / 045	City, State:	Berkeley, CA
Zoning District(s):	RH-1 /40-X / Dolores Height SUD	Telephone:	510-525-0504
Record Number:	2019-002243PRJ	Email:	office@terryandterryarchitecture.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	18 feet 6 inches	10 feet 3 inches
Side Setbacks	None	No Change
Building Depth	46 feet 8 inches	52 feet 6 inches
Rear Yard	48 feet 5 inches	51 feet 4 inches (to main wall)
Building Height	15 feet 8 inches at front 29 feet 6 inches at rear	21 feet 9 inches at front 34 feet at rear
Number of Stories	2	3
Number of Dwelling Units	1	2
Number of Parking Spaces	0	1
PROJECT DESCRIPTION		
The project includes the alteration of an existing single family home with an unauthorized dwelling unit to establish two legal dwelling units. The Project includes a horizontal and vertical addition to add 1,472 square feet. The new legalized ground floor unit will be a one bedroom unit of 463 square feet. The main unit will be 3 bedrooms of 2,828 square feet.		
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.		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Bridget M. Hicks, 415-575-9054, Bridget.Hicks@sfgov.org

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, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. 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), 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 at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
439 HILL ST		3621045
Case No.		Permit No.
2019-002243ENV		201902213509
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project involves the renovation and expansion of an existing 16-foot tall, two-story, single-family residence that is approximately 1,819 square feet with no parking spaces. The proposed project would add a third story and convert an existing crawl space into habitable space. The project would also provide a garage at the second floor level. The finished building would be a 30-foot-tall, three-story, single-family residence approximately 3,236 square feet in size with one parking space. The project would require 32 cubic yards of excavation.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input checked="" type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis The planning department determined that the project would have no archaeological effects on May 8, 2019. A geotechnical investigation was prepared by H. Allen Gruen on April 29, 2019 for the proposed project.	

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

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

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Per PTR form signed on 8/19/19 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	08/20/2019
	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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
439 HILL ST		3621/045
Case No.	Previous Building Permit No.	New Building Permit No.
2019-002243PRJ	201902213509	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	8/7/2019
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	439 Hill Street	
Block/Lot:	Cross Streets:	
3621/045	Noe Street & Sanchez Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2019-002243ENV

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

DATE OF PLANS UNDER REVIEW:	
------------------------------------	--

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historical Resource Evaluation prepared by Tim Kelley Consulting, LLC (dated June 2018)	

PRESERVATION TEAM REVIEW:	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> 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: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor

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

PRESERVATION TEAM COMMENTS
<p>According to the Historical Resource Evaluation (HRE) prepared by Tim Kelley Consulting, LLC (dated June 2018) and information found in the Planning Department files, the subject property contains a one-story-over-basement, rectangular plan single-family residence. Constructed in 1903 for C.A. Buckley, a politician, the residence was designed by local architect Charles Haynes. Together, Haynes and Buckley also constructed 463, 457, and 437 Hill Street in 1903. The style of the residence is best described as a vernacular cottage, as it has no distinctive elements or features to classify it. The building has undergone alterations including but not limited to the following: alteration of two porches (1907), application of asbestos siding (1948), and re-roofing (2006).</p> <p>Staff is in agreement with the findings of the HRE. The property does not appear to be eligible under Criteria 1 (Events), 2 (People), or 3 (Architecture). No significant historic events occurred at the subject property. None of the owners or occupants have been identified as having made significant contributions at the local, state or national levels such that these contributions are directly associated with the subject property. The building is vernacular in nature, having little to no distinctive architectural features that would qualify it as an outstanding or extraordinary example of architecture or of Haynes' work. Further, Haynes has not been identified as a master architect. His work spans both San Francisco and Seattle and is not of a distinctive or specific architectural style. The subject building is not significant under Criterion 4 since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Archeological sensitivity is not included in this review.</p> <p>The subject property is not located adjacent to any known historic resources or within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2016. The collection of residences designed and constructed by Haynes and Buckley on the subject block (437, 439, 457, and 463 Hill Street) are simple, similarly designed vernacular cottages. While they are cottages that were part of the early wave of residential development in Noe Valley, they are not the earliest residential structures in the immediate neighborhood and are not architecturally distinct such that they would qualify as a historic district. Additionally, the remainder of the block does not comprise a significant concentration of historically or aesthetically unified buildings. Therefore, the subject building is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.08.19 17:15:12 -07'00'	



HISTORICAL LIST

UPDATED 7/30/2019

(Do not send EIRs unless specified by
Contact person – SF PUBLIC LIBRARY
SHOULD RECEIVE 3 COPIES)

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San Francisco, CA 94109

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Telegraph Hill Dwellers
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Mary Miles
Coalition for Adequate Review
364 Page Street, #36
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Lucinda Woodward
State Office of Historic Preservation
Local Government Unit
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San Francisco, CA 94109

Ellen Joslin Johnck, RPA
101 Lombard Street, #217E
San Francisco, CA 94103

Kevin Johnston
2288 Buena Vista Avenue
Livermore, CA 94550

Andrew Wolfram
1420 Sutter Street, 2nd Floor
San Francisco, CA 94109

Anthony Veer Kamp
National Trust for Historic Preservation
25 Taylor Street
San Francisco, CA 94102

Diane Matsuda
John Burton Foundation
235 Montgomery Street, Suite 1142
San Francisco, CA 94104

Kate Black, Commissioner
SEAT 6 Real Estate Professional
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Ms. Gigi Platt
362 Ewing Terrace
San Francisco, CA 94118



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Michael Gendreau

Address: 451 Hill Street, San Francisco CA 94114

Email Address: mic@michaelgendreau.net

Telephone: 650-455-1216

Information on the Owner of the Property Being Developed

Name: Dale and Nina Hill

Company/Organization:

Address: 439 Hill Street, San Francisco CA 94114

Email Address: dalehill66@gmail.com; dalehill95@marshall.usc.edu

Telephone: 650-814-4293

Property Information and Related Applications

Project Address: 439 Hill Street, San Francisco CA 94114

Block/Lot(s): 3621/045

Building Permit Application No(s): 201902213509

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 that were made to the proposed project.		

I have discussed the project and impacts several times with resident Dale Hill and Architect Alex Terry. I have informed and demonstrated to them (by taking them on a tour of my house) that this project would have a significant and permanent impact on my living environment if carried through as proposed.

At the request of Carolyn Kenady, of the Dolores Heights Improvement Club, given at the time of the Pre-Application Meeting for the project on 9 January 2019, the Architect Alex Terry later produced a computer-based Light and Shadow Model, which demonstrated the significant impact the project would have on my residence. No relevant changes were made by the architect after these meetings.

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

The primary exceptional and extraordinary circumstance involves a permanent impact on lighting and ventilation in three rooms of my (adjacent) house, the full extent of which was not obvious in the Building Permit Application documents. This appears to be referenced in Residential Design Guidelines (RDG) IV 3. Other related conflicts with the RDG are given in IV 6 and IV 7. Please refer to attached letter for further details.

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 unreasonably affected, please state who would be affected, and how.

My property at 451 Hill Street is immediately west of the proposed project site, and would be unreasonably affected due to restriction of light and ventilation to several rooms. Please refer to attached letter for further details.

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?

Containing the redesign project to within the current building roof height and sloped configuration, or a similar creative solution that does not adversely affect adjacent properties, would maintain current light and ventilation conditions at the adjacent house. This would also maintain compatibility with other buildings on the project side of the street (see RDG IV 6 and IV 7).

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

Michael Gendreau

Name (Printed)

self

650-455-1216

mic@michaelgendreau.net

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

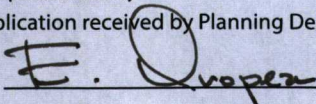
Phone

Email

For Department Use Only

Application received by Planning Department:

By:



Date:

12/12/19 E 11:45 AM

Michael GENDREAU

451 Hill Street, San Francisco CA 94146
650-455-1216 mic@michaelgendreau.net

12 December 2019

Re: Request for Discretionary Review, Building Permit Application No. 201902213509
(439 Hill Street, San Francisco)

Discretionary Review Staff
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco CA 94103

Dear Discretionary Review Staff:

I am the owner of the property at 451 Hill Street, directly adjacent to the property at 439 Hill Street. This is and has been my principal residence for 15 years. I am writing with respect to the subject planning application, which I have reviewed in detail and discussed with resident Dale Hill and Architect Alex Terry. I have informed and demonstrated to them (by taking them on a tour of my house) that this project would have a significant and permanent impact on my living environment if carried through as proposed. Nevertheless, their submission to the Planning Department has occurred without significant changes that would address those impacts. It also appears that they did not address certain important comments given by the Planning Department in the Residential Design Guidelines Matrix which, had they been implemented, could have eliminated the need for this letter.¹

With this letter, I wish to discuss the impacts in detail, and bring to your attention others that were not addressed in their Building Permit Application. As I believe (and hope that you will agree after consideration of the comments below) that the circumstances associated with the project will cause a hardship to me and an exceptional and permanent impact to my living environment, I am requesting that the Planning Department carry out a further Discretionary Review.

I have separated my comments into major impacts and other (minor) comments.

¹ Throughout this letter, I refer to Drawing Set *311 Noticing Set*, 15 pages, dated 24 October 2019, which appears to be the most recent complete set of drawings, and Residential Design Guidelines Matrix (RDGM) File name "RDGM (ID 1084588).xlsx," dated 21 August 2019.

Major Impacts to 451 Hill Street

1. Impacts to ventilation and lighting

Not shown in the permit submittal information, there are actually three windows in my lightwell that faces the subject project (see the photographs in Figures 1 through 4 at the end of this letter). Due to the extended height of the proposed 439 Hill Street building modification, both lighting and ventilation through those windows will be severely impacted. In fact, at the request of Carolyn Kenady, of the Dolores Heights Improvement Club, given at the time of the Pre-Application Meeting for the project on 9 January 2019, the Architect Alex Terry later produced a computer-based Light and Shadow Model, which demonstrated the significant impact the project would have on my residence. These windows serve, from right to left in the photo:

- a. The only window to my daughter's bedroom,
- b. The only window in the only full bathroom in the house, and
- c. The only window directly serving the kitchen, which contains the usual stove and appliances, and has no forced ventilation, per the original 1910 design.

As the model showed, lighting to those spaces would be significantly impacted, and I am also particularly concerned about ventilation to the bathroom and kitchen, as it is necessary and normal for those windows to be open to ventilate steam and heat while these rooms are in use.

It is noted that the Planning Department acknowledged this potential problem in the Residential Design Guidelines Matrix for the project. First, it appears that the proposed matching lightwell (Matrix Item IV 3) for the 439 Hill project still doesn't match the depth of the 451 Hill street house.² Providing matching lightwell depth certainly would help, but possibly not solve the lighting and ventilation problem entirely. Second, the recommendation to provide a sloped roof within the project building height limits (Matrix Item IV 6 and IV 7) probably would solve the problem entirely, if this slope was extended to and beyond the 451 Hill Street lightwell.

2. Building stability and seismic concerns

The following are my concerns about structural stability of the 439 Hill Street remodel proposal, which I do not see adequately addressed in the proposal documents.

- a. It appears that some new foundations will be built, and some existing foundations will be reused. My concern regards the latter in particular, as to whether the 1904 design of these foundations will support the proposed higher static and dynamic loads that would be applied to them (e.g., due to

² Note that the depth of the lightwell in 451 Hill Street is incorrectly given as 2'-11" on drawing A3.4. It is actually 3'-4.5" in depth, which should be noted if an actual "mirror" condition (per the Scope of Work on Page A1.1) is to be achieved.

settling, seismic activity, and because a new garage on a suspended floor is proposed). If inadequate, as you know, there could be excessive or differential settlement or worse, failure in a seismic event or otherwise, which would impact my house as it is located an inch or so away from the project building.

- b. The Geotechnical Investigation Report (GIR)³ describes a test boring carried out at one location only, and far from building, downslope in the yard. The site soils conditions are assumed to be far from uniform on the sloped property.
- c. Due to the extra height of the building, it is noted that the lateral displacement at the top of a three-story building would be greater than from a two-story building, due to unequal settlement or cantilever motion in a seismic event. I don't see where this has been accounted for in the Drawings or in the GIR, either from settlements from static loading (which will be "...less than [i.e., up to] 1 inch..." GIR Page 3), or dynamic activity such as a seismic event ("I expect that the site will be exposed to strong earthquake shaking during the life of the improvements..." GIR Page 4). It is conceivable that the building at 439 Hill Street as proposed could come into contact with the Building at 451 Hill Street in that case.
- d. The possibility of undermining or removing support from the adjacent buildings is noted in the GIR (Page 3, 6, and 7). More study is required to determine if this could be the case due to the proposed excavations, and guarantee provided that no damage or weakening of the adjacent structures, at the time of construction or in the future, would be caused. (The Geotechnical Engineer assigns responsibility for this study to the Contractor, but this is a specialty study normally outside the purview of construction contracting.)
- e. Details of backdraining behind retaining walls are required (GIR Page 9). Do these affect the adjacent buildings, or spacing between the buildings?
- f. Construction details for retaining wall backfill, as discussed in GIR Page 10 and required by 2016 California Building Code, are required. Does this require additional setback from adjacent buildings, where new retaining walls are proposed to be constructed?

Other Comments

Acoustic isolation. We would like to review details of acoustic isolation between the buildings. There is currently significant noise transmission between the close structures in the existing condition (but we are currently free from that at the upper floor), which affects privacy in both residences.

Impact to value of house. Due to loss of views, etc. (even though they are not protected, these do impact the quality of life in my house, and the perceived value of the house), I will have to retain council to determine the potential loss of value the

³ H. Allen Gruen, "Report Geotechnical Investigation, Planned Improvements At 439 Hill Street, San Francisco, California," dated 29 April 2019

project imposes on my residence. Views from the lightwell and towards the Bay from the rear windows of my house would be affected.

Rooflines. Per the Residential Design Guidelines Matrix (Item IV 7), the submitted design does not address the Planning Department comment, "Flat roof does not have a precedent on south side of street. Consider sloped roof form for better compatibility."

Extensions above Roofline. There are extensions above the roofline shown on Drawing A3.4 and A4.1 near the skylights. The height of these extensions is not given. (It is also not known whether this was included in the Architects Light and Shadow model, but it certainly could further affect lighting.)

Accessory Dwelling Unit (ADU). Given the controversial nature of the project, was it necessary to include an ADU in the project? It appears that this accessory space (identified as an "unauthorized dwelling unit" in the Building Permit Application) is the main cause for adding another floor to the building.

* * * * *

Thank you for reviewing this letter and consideration of the concerns expressed herein. I hope you will agree that the design as submitted does not represent good integration into the neighborhood and with respect to the adjacent dwellings.

Please feel free to contact me by telephone or email if you have any comments or questions, and I would be happy to invite staff of the Planning Department to visit my home at your convenience to view details of the proposed impacts to my living environment.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Michael Gendreau', with a stylized, cursive script.

Michael Gendreau
Owner and Resident, 451 Hill Street, San Francisco

Figure 1: Panoramic view of windows in East façade light well (facing 439 Hill Street) in 451 Hill Street

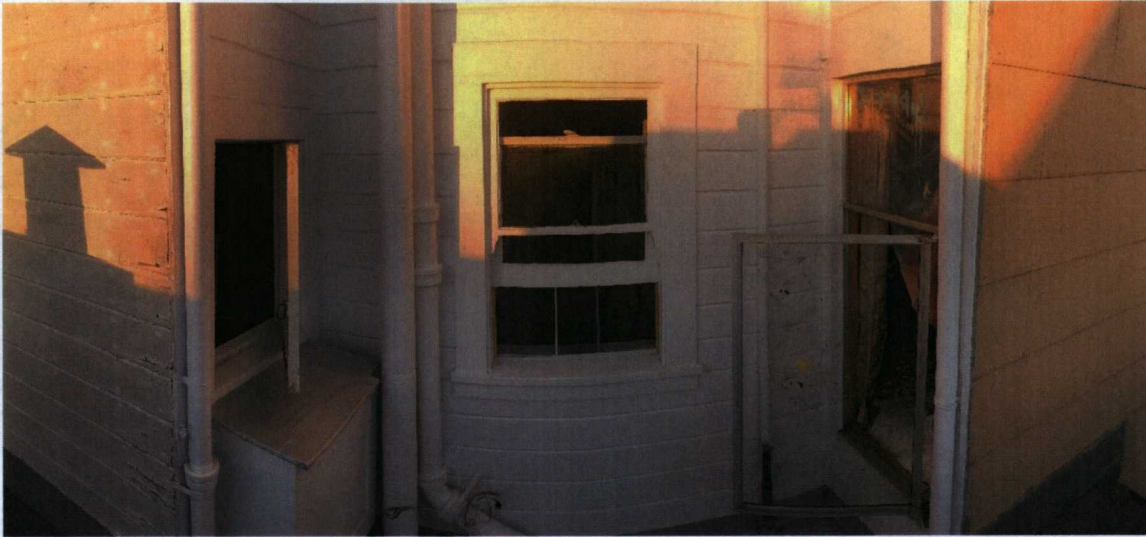


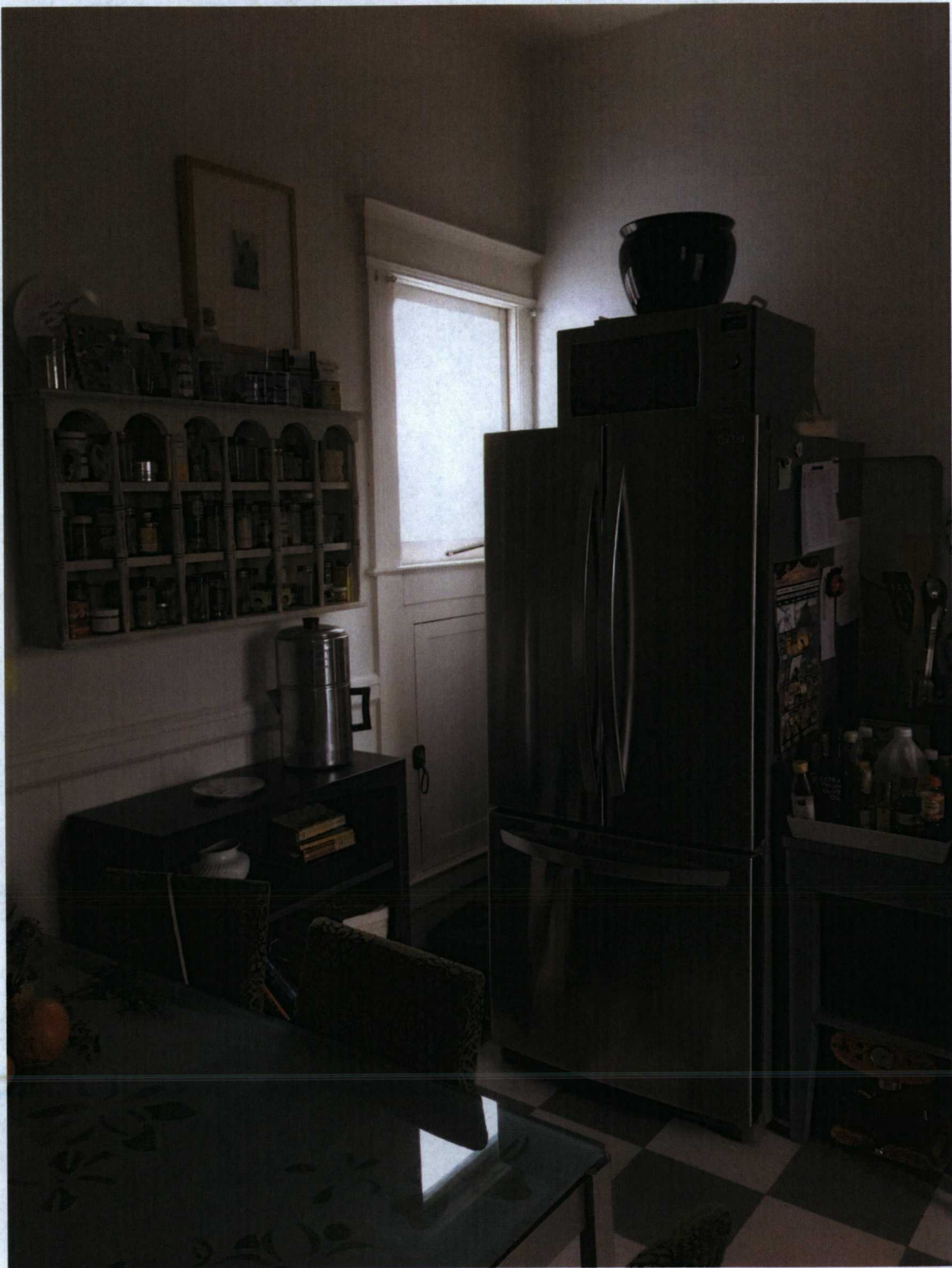
Figure 2: Inside view - Light from 451 Hill Street bedroom window (right window in Figure 1)



Figure 3: Inside view - Light from 451 Hill Street bathroom window, showing current roof of 439 Hill Street outside window (center window in Figure 1)



Figure 4: Inside view - Light from 451 Hill Street kitchen window (left window in Figure 1)



RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

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

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

Further concerns expressed by Mr. Gendreau include structural stability related to foundation construction activity, and lateral stability in the event of an earthquake. These are not addressed in the Project application because they do not relate to the Planning Code. They will be considered in the next phase of the project, as is standard for a Building Permit Application. Of course, a zero-lot line development requires proper structural design and construction, but this type of situation is very common in San Francisco and can be properly addressed with no detrimental effect on neighbor lots.

Acoustic isolation will be taken into consideration when detailing the property lines walls and will follow California Building Code and Residential Code requirements. Mr. Gendreau is also free to make improvements to his property line wall to further improve the acoustic isolation on his side of the property line. The comments from the Residential Design Guidelines Matrix pertaining to the roof line have been addressed, but documenting the extensive use of flat roofs on the block. Furthermore, adding a pitched roof to the proposed project would only increase the vertical addition, and therefore the shade projected into the neighbor's light well.

Finally, the addition of the ADU is only in response to the Planning Department's determination that there was a UDU on the subject property. It was not wished for by the property owners or suggested by the architects, and has only complicated the planning application process despite the owners' wish to eliminate it.

Michael Abd-El-Malek
419 Hill St
San Francisco, CA 94114

Re: Project at 439 Hill St

To San Francisco Planning Department,

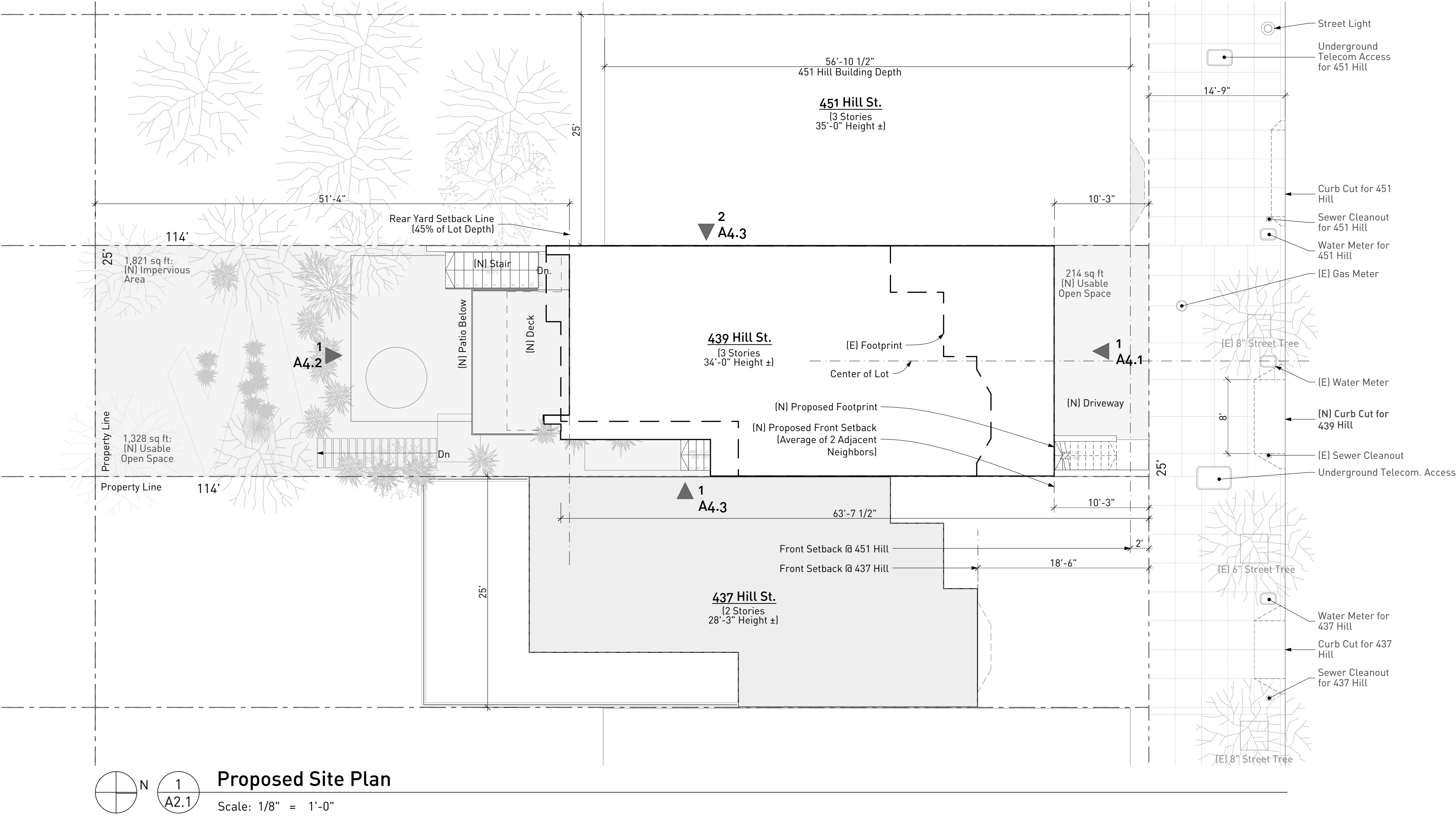
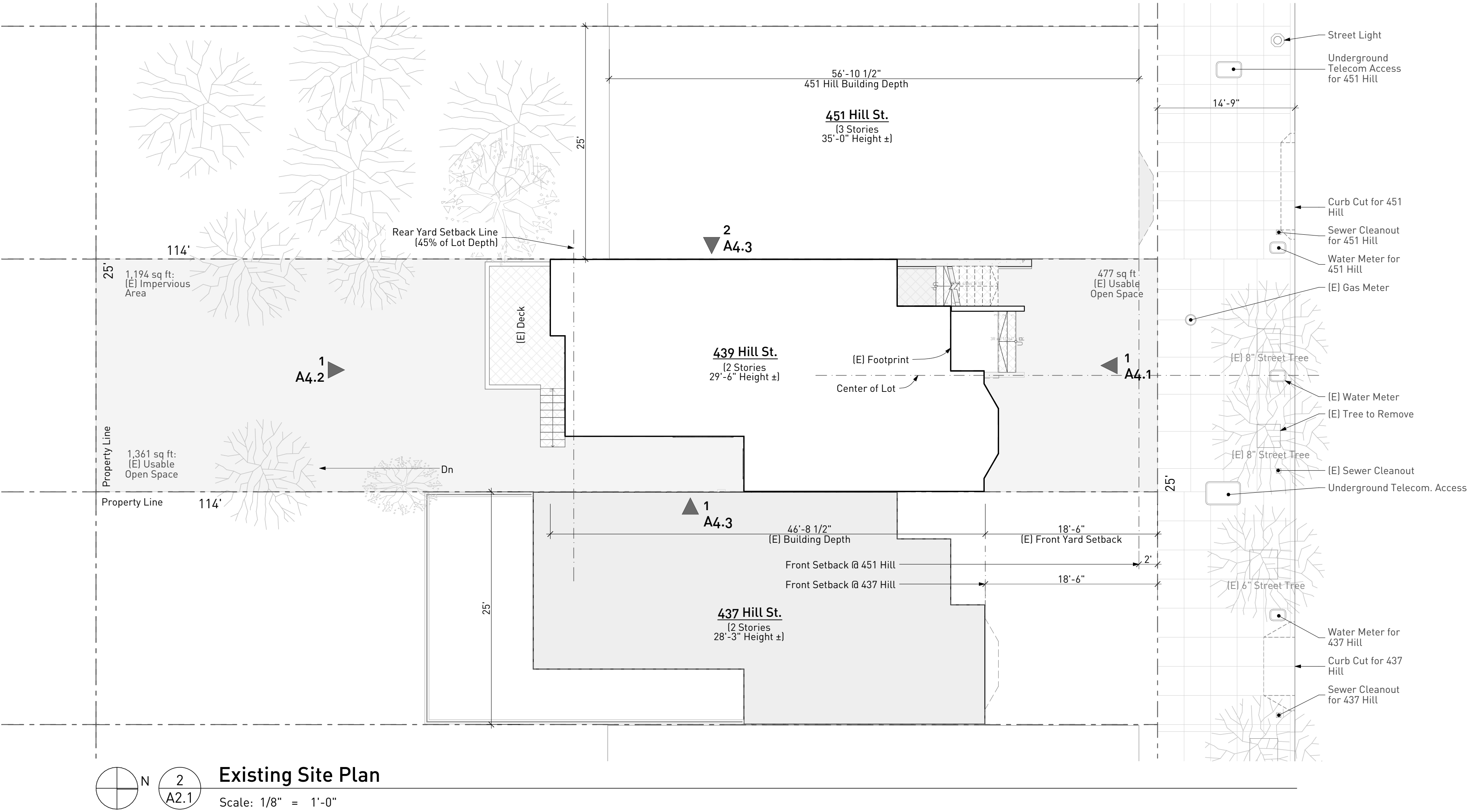
I am writing in support of the proposed project at 439 Hill Street. I have looked closely at the architectural plans and I have met with the architect. I am completely in support of the project.

In the 4 years that we've lived on Hill Street, Dale and Nina and their daughters have been friendly and thoughtful neighbors. They have a right to develop their property, in particular since the plans require no variance. The proposal plans are tasteful and fit within the street's mix of houses.

New homeowners in San Francisco are entitled to develop their property within the zoning requirements. My understanding is that the owner of 451 Hill St filed the discretionary review. Every time I walk by the two houses and see how big the house on 451 Hill St house is, I'm astonished that they're resisting a much smaller new development.

Sincerely,

Michael Abd-El-Malek
January 8, 2020



Hill Street

Terry & Terry Architecture LLP

1073 Euclid Avenue Berkeley, CA 94708
t 510-525-0504 f 510-525-5945
terryandterryarchitecture.com
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person whatsoever without written permission of Terry &
Terry Architecture LLP.



Hill Residence
439 Hill Street
San Francisco
CA 94114

NOT FOR CONSTRUCTION

Description
Site Plans (Existing & Proposed)

Drawn By
Checked By
Scale

AT & NH
IT
As Noted

Date	Issues and Revisions
5/22/2018	As-Built
1/09/2019	Pre-Application Meeting
2/20/2019	Site Permit Application
4/10/2019	Site Permit Revisions
5/08/2019	Site Permit Revisions
07/18/2019	Site Permit Revisions
07/29/2019	Site Permit Revisions
9/11/2019	Site Permit Revisions
10/01/2019	Site Permit Revisions
10/07/2019	Site Permit Revisions
10/24/2019	311 Noticing Set

Sheet A2.1

Floor Plan General Notes

- All dimensions shown on plan are to face of framing (face of stud) unless otherwise noted.
- The term "Verify in field" (V.I.F.) refers to a dimension or condition which needs to be verified or determined before or during construction by the contractor. A dimension which has a +/- V.I.F. at the end indicates a dimension that can only be determined during construction.
- Remove existing windows/doors as shown on plan. Upgrade, patch, repair as required to match existing adjacent surface.
- Guardrails and guardwalls shall be a min. height of 42". Rails or openings to be spaced such that a 4" dia. sphere can not pass through. Guardrails shall be provided when floor (walking) surface is greater than 30" above grade. May be less if noted or shown on drawings.
- Handrails shall be 34" to 38" above the nose of stair tread. End shall be returned to wall. The hand grip portion of handrail shall not be less than 1 1/4" nor more than 2" in cross-sectional dimension, and provide 1 1/2" clearance from wall. Stair handrails to be continuous without interruption by newel posts or other obstructions.
- Handrails and guardrails shall be designed to resist a concentrated load of 200lbs.
- Horiz. & vert. wood structural members used in exposed decks, balconies, porches, or any supporting moisture permeable floor or roof shall be pressure treated wood or material of natural resistance to decay.
- Provide one hour fire resistant construction 5/8" type "X" gyp. board at underside of soffit, on walls of the enclosed usable space beneath stairway, and on walls separating residential spaces from attached garages. Provide fire blocking in concealed spaces at top and bottom of stair stringers and along stringers in between the studs within the walls whether finished or unfinished.
- All walls, floors and ceilings opened during construction to be insulated w/ min. R-13 (walls), min. R-19 (ceilings & floors).
- Egress windows requirements: 5.7 sf min. net opening area, 24" min. net opening height, 20" min. net opening width & sill height 44" max. above finished floor.
- Provide min. 30" wide space and min. 24" clear in front of each toilet.
- Shower compartments to have a min. finished interior area of 1,042 in², and to be able to encompass a 30" dia. circle at the top of the shower threshold and up to 70" above drain. Provide showers and tub-shower combinations with individual control valves of the pressure balance or thermostatic mixing valve type.
- Smoke and carbon monoxide detectors shall be interconnected, shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Provide smoke detectors: (1) inside and immediately outside all bedrooms and rooms that may be used for sleeping i.e., dens, offices, etc.; (2) above top of stairs; (3) at least one at ground floor; (4) at least one at every level including basements. Provide carbon monoxide detectors: (1) inside and immediately outside all bedrooms and rooms that may be used for sleeping i.e., dens, offices, etc.; (2) at least one at every level including basements.

Demolition Calculations:

Per SF Planning Code Section 317

- 317.[2] (B):
- Removal of front & rear facade walls: 100%
 - Total length of perimeter exterior walls: 143'-7 1/2"x2 (same length both stories)=287'-3"
 - Lineal length of retained walls: 82'-3" (1st floor) + 63' 01/2" (2nd floor) = 145'-3 1/2"
 - Lineal length of removed walls: 61'-4 1/2" (1st floor) + 80'-7" (2nd floor) = 141'-11 1/2" = **49%**

- 317.[2] (C): (see Elevation Sheets)
- Removal of existing horizontal elements: 68% (including roof)
 - Total area of existing exterior walls: 3,000 s.f.
 - Total area of removed exterior walls: 1,499 s.f. = **49.9%**

Proposed project is **not** tantamount to demolition.

Legend:

- Existing Wall/Area to Remove
- New Wall
- Existing Wall to Remain
- Added Gross Floor Area
- Modified Floor/Roof Area
- Property Line
- Easement / Setback Line
- Center or Grid Line
- Hidden or foreground Line

Exterior Elevation
Drawing No.
Sheet No.

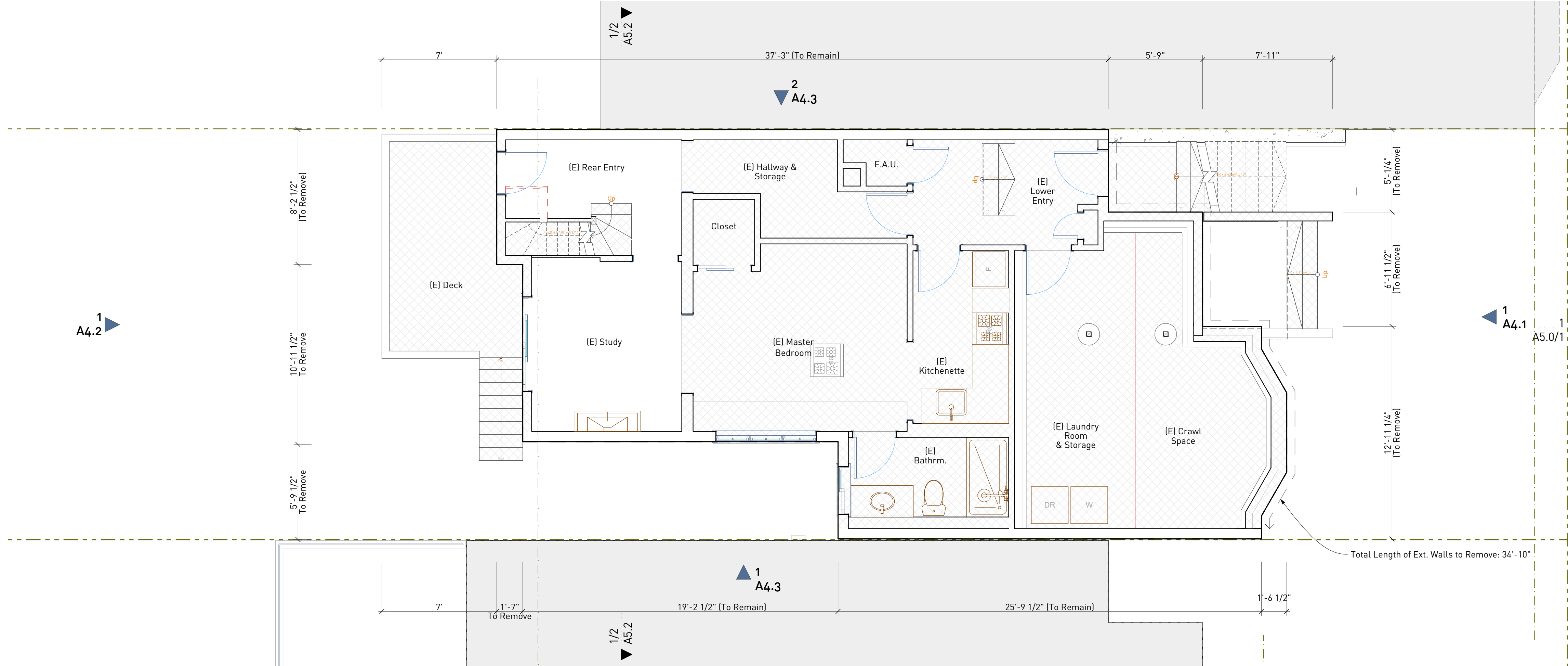
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Drawing No.
Sheet No.

Interior Elevation
Drawing No.
Sheet No.

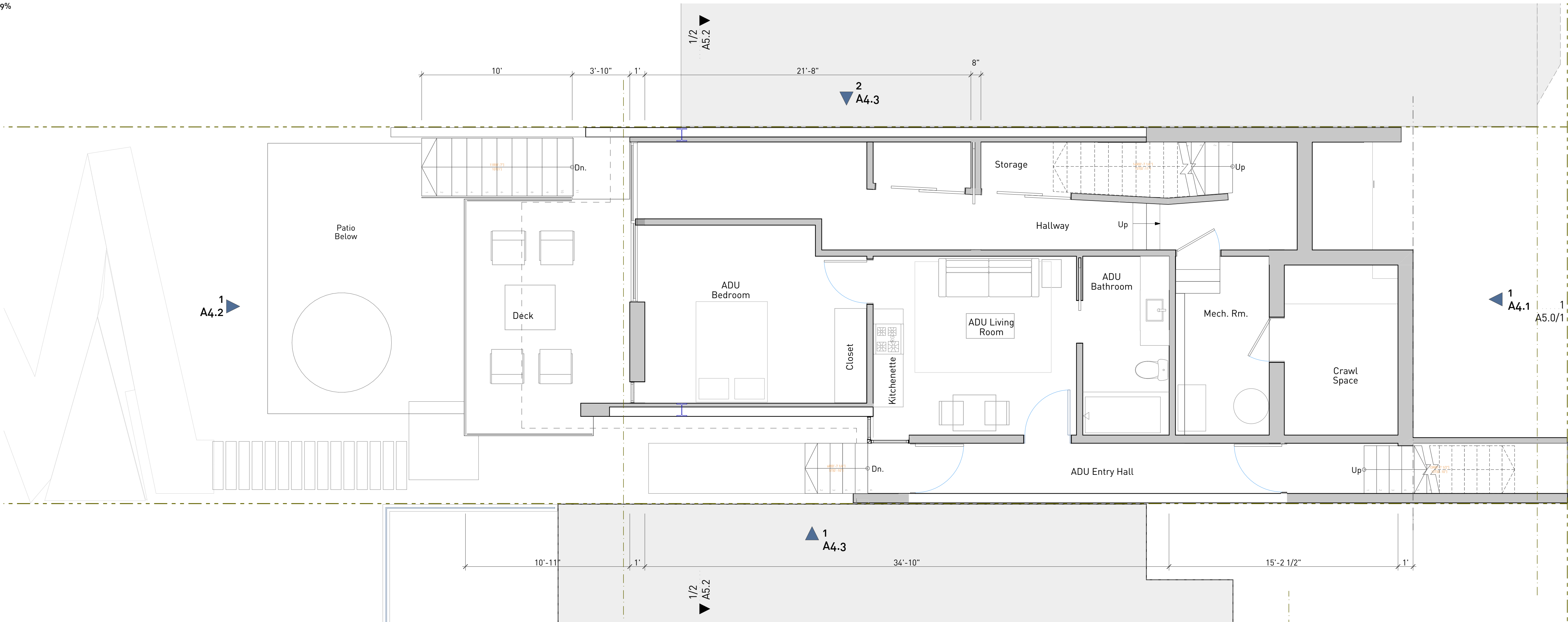
Detail
Drawing No.
Sheet No.

Room Number

Revision No.
-Cloud Around Revision



Existing First Floor Plan
Scale: 1/4" = 1'-0"



Proposed First Floor Plan
Scale: 1/4" = 1'-0"

Terry & Terry Architecture LLP

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t 510-525-0504 f 510-525-5945
terryandterryarchitecture.com

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Hill Residence

439 Hill Street
San Francisco
CA 94114

NOT FOR CONSTRUCTION

Description

Existing & Proposed First Floor Plans

Drawn By
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As Noted

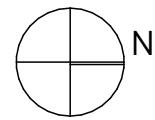
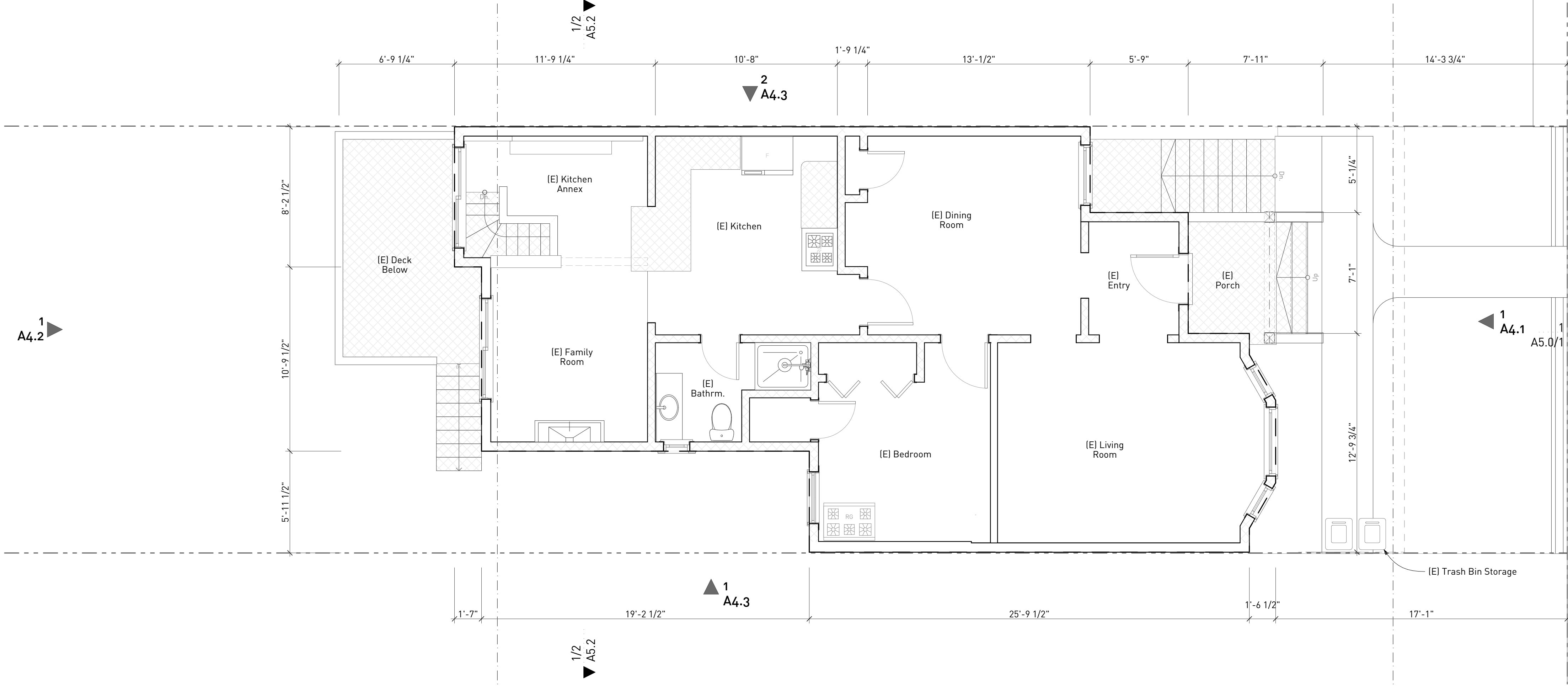
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07/29/2019	Site Permit Revisions
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10/01/2019	Site Permit Revisions
10/07/2019	Site Permit Revisions
10/24/2019	311 Noticing Set

Sheet

A3.1

Floor Plan General Notes

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2
A3.2

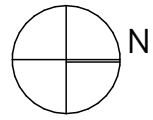
Existing Second Floor Plan

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

Legend:

- Existing Wall/Area to Remove
- New Wall
- Existing Wall to Remain
- Added Gross Floor Area
- Modified Floor/Roof Area
- Property Line
- Easement / Setback Line
- Center or Grid Line
- Hidden or foreground Line

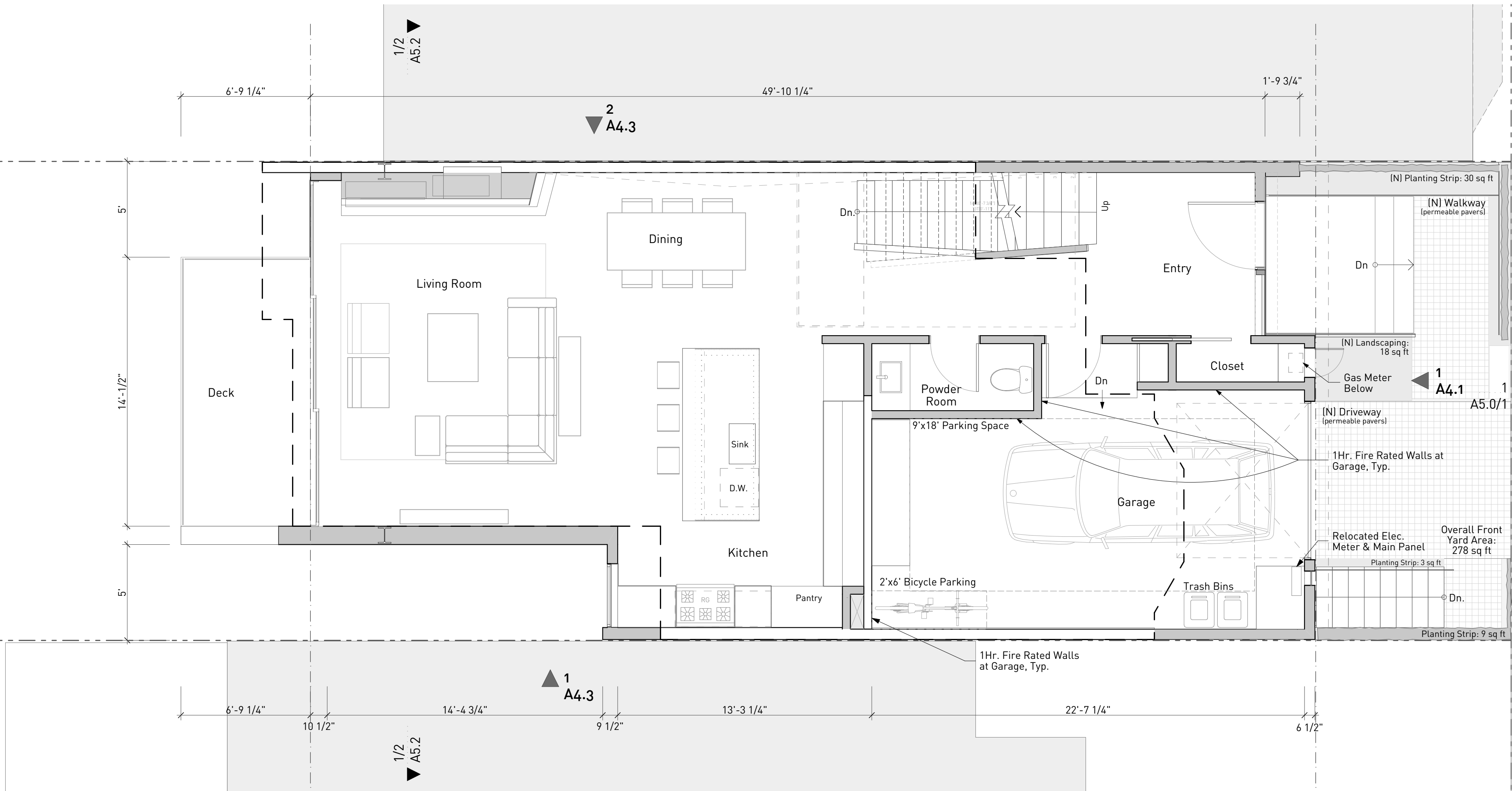
- Exterior Elevation
Drawing No.
Sheet No.
- Section
Drawing No.
Sheet No.
- Interior Elevation
Drawing No.
Sheet No.
- Detail
Drawing No.
Sheet No.
- Room Number
- Revision No.
-Cloud Around Revision



1
A3.2

Proposed Second Floor Plan

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



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Hill Residence

439 Hill Street
San Francisco
CA 94114

NOT FOR CONSTRUCTION

Description

Existing & Proposed Second Floor Plans

Drawn By AT & NH
Checked By IT
Scale As Noted

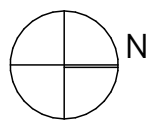
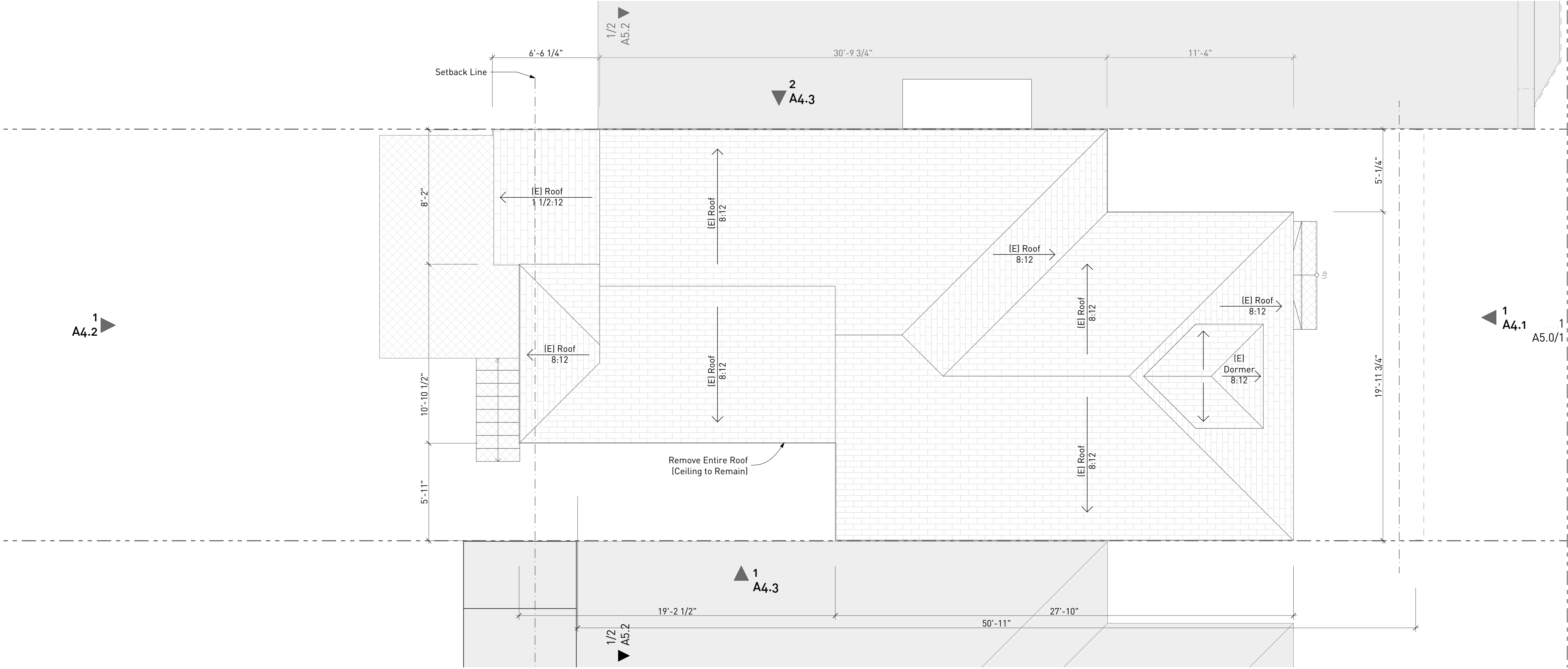
Date	Issues and Revisions
5/22/2018	As-Built
1/09/2019	Pre-Application Meeting
2/20/2019	Site Permit Application
4/10/2019	Site Permit Revisions
5/08/2019	Site Permit Revisions
07/18/2019	Site Permit Revisions
07/29/2019	Site Permit Revisions
9/11/2019	Site Permit Revisions
10/01/2019	Site Permit Revisions
10/07/2019	Site Permit Revisions
10/24/2019	311 Noticing Set

Sheet

A3.2

Floor Plan General Notes

- All dimensions shown on plan are to face of framing (face of stud) unless otherwise noted.
- The term "Verify in field" [V.I.F.] refers to a dimension or condition which needs to be verified or determined before or during construction by the contractor. A dimension which has a +/- V.I.F. at the end indicates a dimension that can only be determined during construction.
- Remove existing windows/doors as shown on plan. Upgrade, patch, repair as required to match existing adjacent surface.
- Guardrails and guardwalls shall be a min. height of 42". Rails or openings to be spaced such that a 4" dia. sphere can not pass through. Guardrails shall be provided when floor (walking) surface is greater than 30" above grade. May be less if noted or shown on drawings.
- Handrails shall be 34" to 38" above the nose of stair tread. End shall be returned to wall. The hand grip portion of handrail shall not be less than 1 1/4" nor more than 2" in cross-sectional dimension, and provide 1 1/2" clearance from wall. Stair handrails to be continuous without interruption by newel posts or other obstructions.
- Handrails and guardrails shall be designed to resist a concentrated load of 200lbs.
- Horiz. & vert. wood structural members used in exposed decks, balconies, porches, or any supporting moisture permeable floor or roof shall be pressure treated wood or material of natural resistance to decay.
- Provide one hour fire resistant construction 5/8" type "X" gyp. board at underside of soffit, on walls of the enclosed usable space beneath stairway, and on walls separating residential spaces from attached garages. Provide fire blocking in concealed spaces at top and bottom of stair stringers and along stringers in between the studs within the walls whether finished or unfinished.
- All walls, floors and ceilings opened during construction to be insulated w/ min. R-13 (walls), min. R-19 (ceilings & floors).
- Egress windows requirements: 5.7 sf min. net opening area, 24" min. net opening height, 20" min. net opening width & sill height 44" max. above finished floor.
- Provide min. 30" wide space and min. 24" clear in front of each toilet.
- Shower compartments to have a min. finished interior area of 1,042 in², and to be able to encompass a 30" dia. circle at the top of the shower threshold and up to 70" above drain. Provide showers and tub-shower combinations with individual control valves of the pressure balance or thermostatic mixing valve type.
- Smoke and carbon monoxide detectors shall be interconnected, shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Provide smoke detectors: (1) inside and immediately outside all bedrooms and rooms that may be used for sleeping i.e., dens, offices, etc.; (2) above top of stairs; (3) at least one at ground floor; (4) at least one at every level including basements. Provide carbon monoxide detectors: (1) inside and immediately outside all bedrooms and rooms that may be used for sleeping i.e., dens, offices, etc.; (2) at least one at every level including basements.



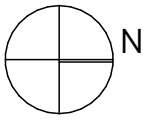
2
A3.3

Existing Roof Plan

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

Legend:

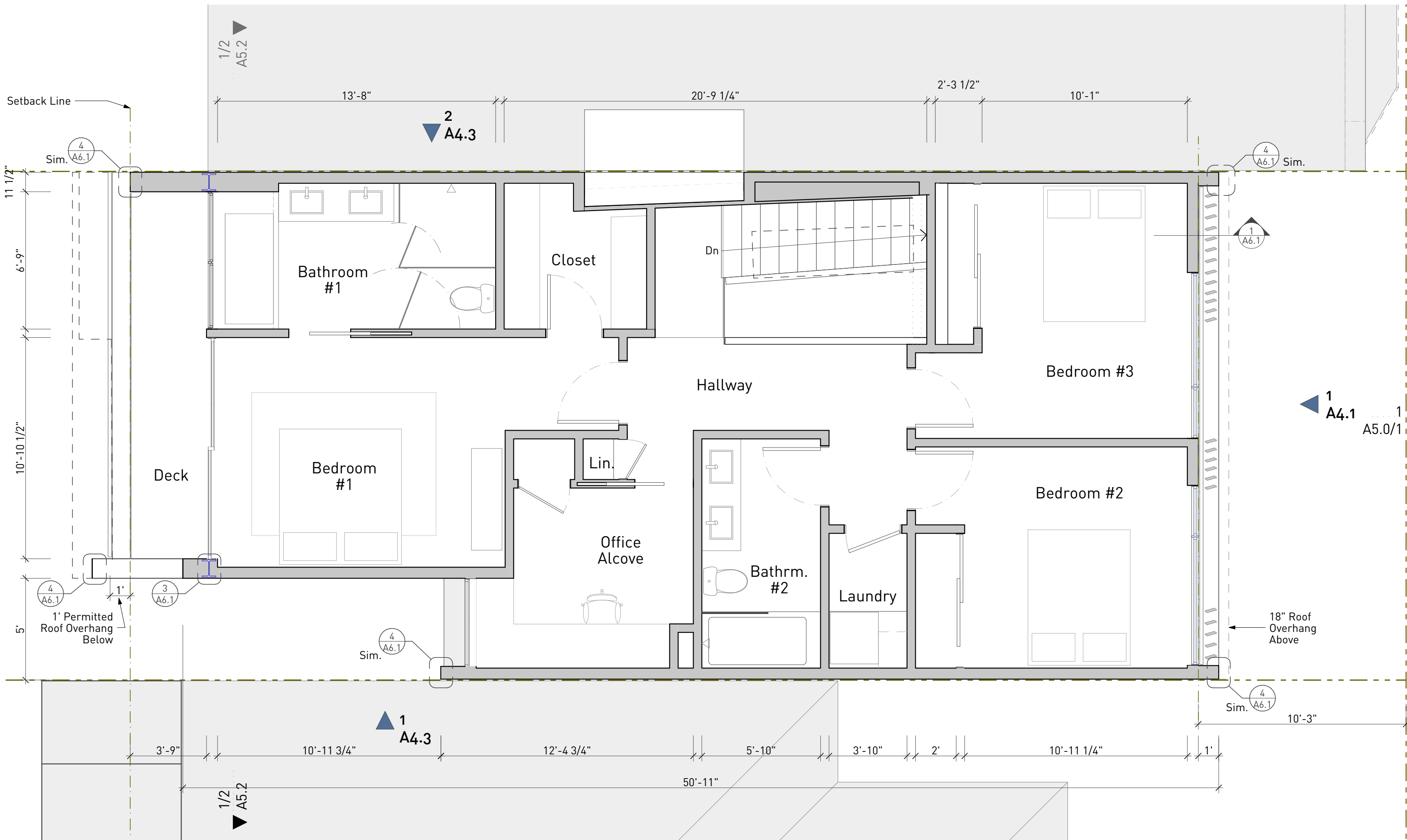
- Existing Wall/Area to Remove
- New Wall
- Existing Wall to Remain
- Added Gross Floor Area
- Modified Floor/Roof Area
- Property Line
- Easement / Setback Line
- Center or Grid Line
- Hidden or foreground Line
- Exterior Elevation Drawing No. Sheet No.
- Section Drawing No. Sheet No.
- Interior Elevation Drawing No. Sheet No.
- Detail Drawing No. Sheet No.
- Room Number
- Revision No -Cloud Around Revision



1
A3.3

Proposed Third Floor Plan

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



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Hill Residence

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San Francisco
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Description

Existing Roof & Proposed Third Floor Plans

Drawn By AT & NH
Checked By IT
Scale As Noted

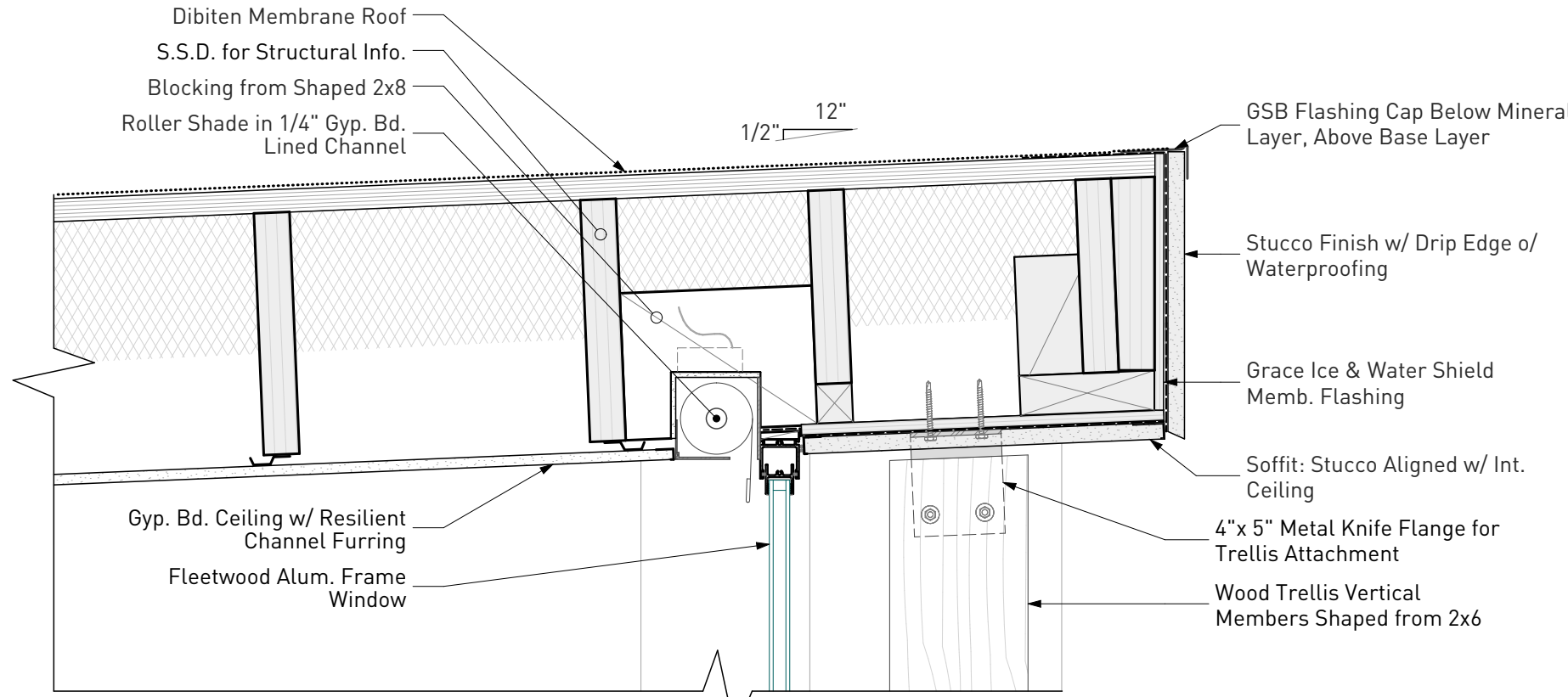
Date	Issues and Revisions
5/22/2018	As-Built
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4/10/2019	Site Permit Revisions
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07/29/2019	Site Permit Revisions
9/11/2019	Site Permit Revisions
10/01/2019	Site Permit Revisions
10/07/2019	Site Permit Revisions
10/24/2019	311 Noticing Set

Sheet

A3.3

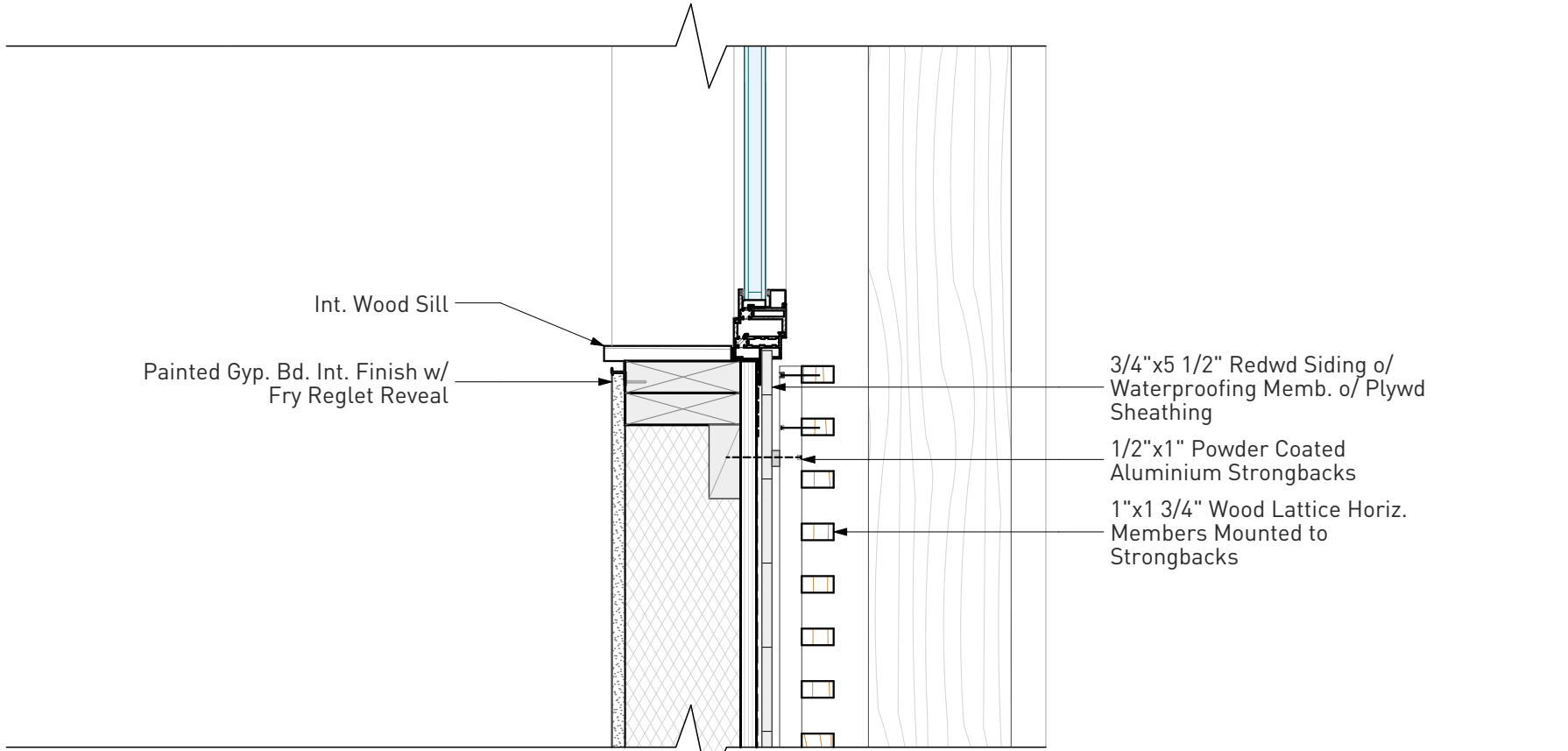
Floor Plan General Notes

1. All dimensions shown on plan are to face of framing (face of stud) unless otherwise noted.
2. The term "Verify in field" (V.I.F.) refers to a dimension or condition which needs to be verified or determined before or during construction by the contractor. A dimension which has a +/- V.I.F. at the end indicates a dimension that can only be determined during construction.
3. Remove existing windows/doors as shown on plan. Upgrade, patch, repair as required to match existing adjacent surface.
4. Guardrails and guardwalls shall be a min. height of 42". Rails or openings to be spaced such that a 4" dia. sphere can not pass through. Guardrails shall be provided when floor (walking) surface is greater than 30" above grade. May be less if noted or shown on drawings.
5. Handrails shall be 34"to 38" above the nose of stair tread. End shall be returned to wall. The hand grip portion of handrail shall not be less than 1 1/4" nor more than 2" in cross-sectional dimension, and provide 1 1/2" clearance from wall. Stair handrails to be continuous without interruption by newel posts or other obstructions.
6. Handrails and guardrails shall be designed to resist a concentrated load of 200lbs.
7. Horiz. & vert. wood structural members used in exposed decks, balconies, porches, or any supporting moisture permeable floor or roof shall be pressure treated wood or material of natural resistance to decay.
8. Provide one hour fire resistant construction 5/8" type "X" gyp. board at underside of soffit, on walls of the enclosed usable space beneath stairway, and on walls separating residential spaces from attached garages. Provide fire blocking in concealed spaces at top and bottom of stair stringers and along stringers in between the studs within the walls whether finished or unfinished.
9. All walls, floors and ceilings opened during construction to be insulated w/ min. R-13 (walls), min. R-19 (ceilings & floors).
10. Egress windows requirements: 5.7 sf min. net opening area, 24" min. net opening height, 20" min. net opening width & sill height 44" max. above finished floor.
11. Provide min. 30" wide space and min. 24" clear in front of each toilet.
12. Shower compartments to have a min. finished interior area of 1,042 in², and to be able to encompass a 30" dia. circle at the top of the shower threshold and up to 70" above drain. Provide showers and tub-shower combinations with individual control valves of the pressure balance or thermostatic mixing valve type.
13. Smoke and carbon monoxide detectors shall be interconnected, shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Provide smoke detectors: [1] inside and immediately outside all bedrooms and rooms that may be used for sleeping i.e., dens, offices, etc.; [2] above top of stairs; [3] at least one at ground floor; [4] at least one at every level including basements. Provide carbon monoxide detectors: [1] inside and immediately outside all bedrooms and rooms that may be used for sleeping i.e., dens, offices, etc.; [2] at least one at every level including basements.



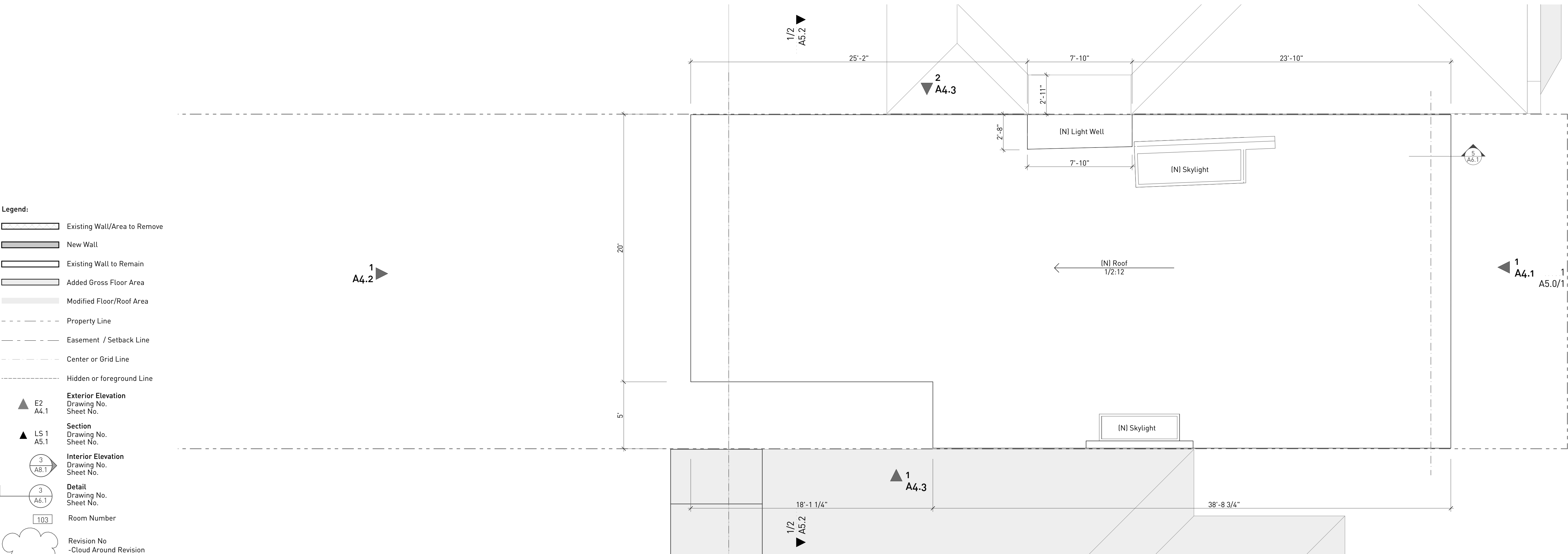
3 Window Detail - Header

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



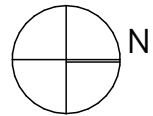
2 Window Detail - Sill

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



Legend:

- Existing Wall/Area to Remove
- New Wall
- Existing Wall to Remain
- Added Gross Floor Area
- Modified Floor/Roof Area
- Property Line
- Easement / Setback Line
- Center or Grid Line
- Hidden or foreground Line
- Exterior Elevation Drawing No. Sheet No.
- Section Drawing No. Sheet No.
- Interior Elevation Drawing No. Sheet No.
- Detail Drawing No. Sheet No.
- Room Number
- Revision No -Cloud Around Revision



1 A3.4

Proposed Roof Plan

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

Hill Residence

439 Hill Street
San Francisco
CA 94114

NOT FOR CONSTRUCTION

Description

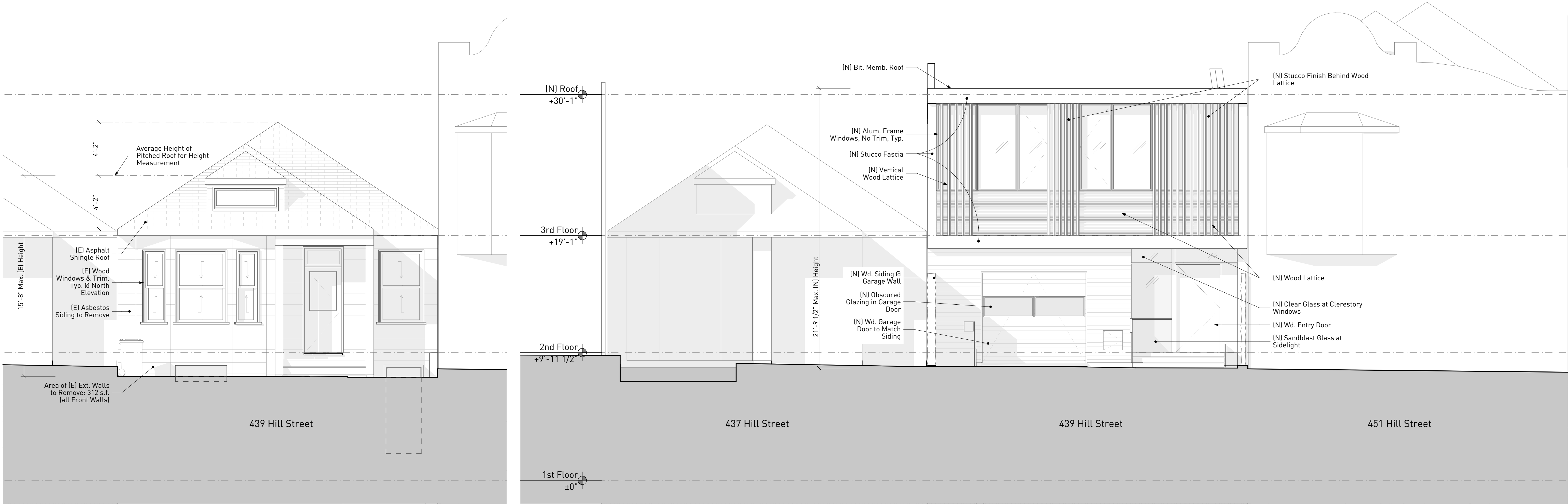
Proposed Roof Plan

Drawn By AT & NH
Checked By IT
Scale As Noted

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5/22/2018	As-Built
1/09/2019	Pre-Application Meeting
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07/29/2019	Site Permit Revisions
9/11/2019	Site Permit Revisions
10/01/2019	Site Permit Revisions
10/07/2019	Site Permit Revisions
10/24/2019	311 Noticing Set

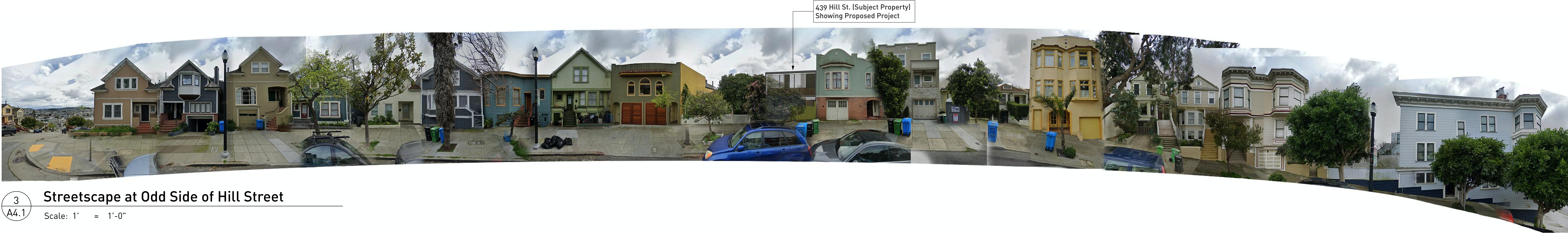
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A3.4

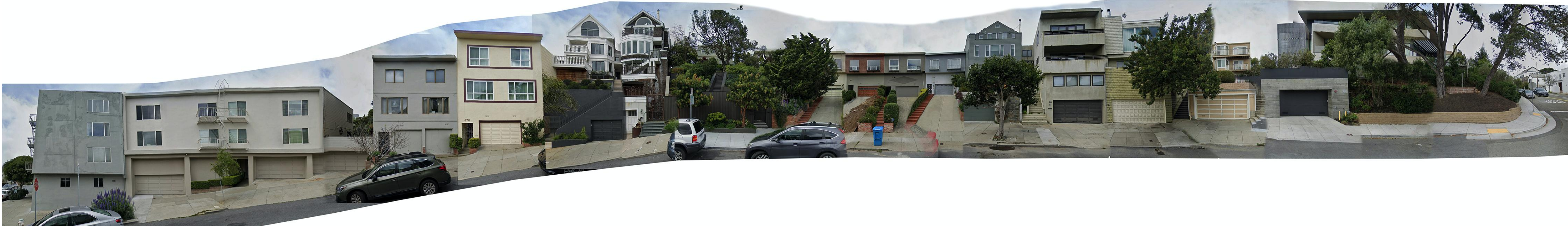


2 Existing North (Street) Elevation
A4.1 Scale: 1/4" = 1'-0"

1 Proposed North (Street) Elevation
A4.1 Scale: 1/4" = 1'-0"



3 Streetscape at Odd Side of Hill Street
A4.1 Scale: 1' = 1'-0"



4 Streetscape at Even Side of Hill Street
A4.1 Scale: 1' = 1'-0"



Hill Residence

439 Hill Street
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CA 94114

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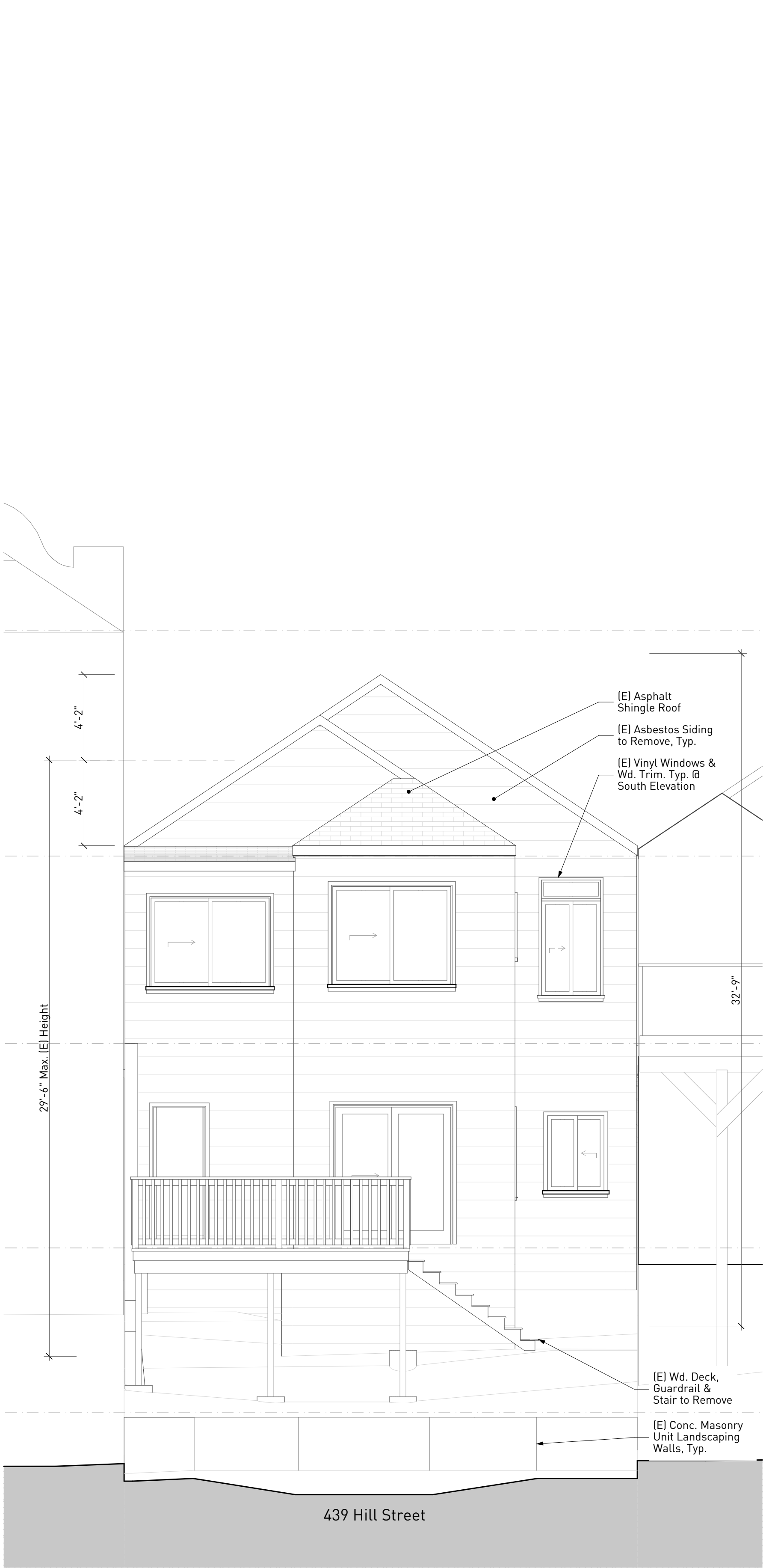
Description

Existing & Proposed North
(Street) Elevations

Drawn By
Checked By
Scale

AT & NH
IT
As Noted

Date	Issues and Revisions
5/22/2018	As-Built
1/09/2019	Pre-Application Meeting
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10/07/2019	Site Permit Revisions
10/24/2019	311 Noticing Set



2
A4.2 Existing South (Rear) Elevation
Scale: 1/4" = 1'-0"



1
A4.2 Proposed South (Rear) Elevation
Scale: 1/4" = 1'-0"



3
A4.2 South Elevation Areas
Scale: 1/8" = 1'-0"

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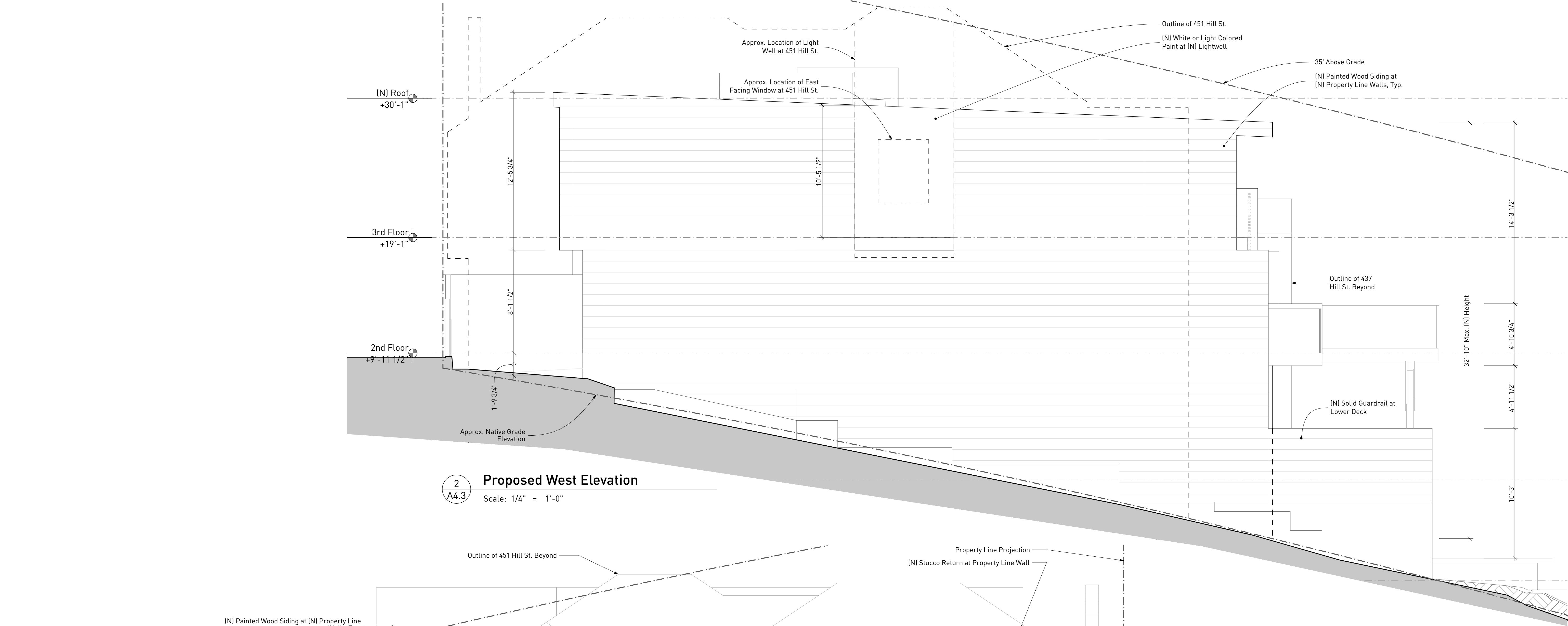
Description
Existing & Proposed South (Rear)
Elevations

Drawn By
Checked By
Scale

AT & NH
IT
As Noted

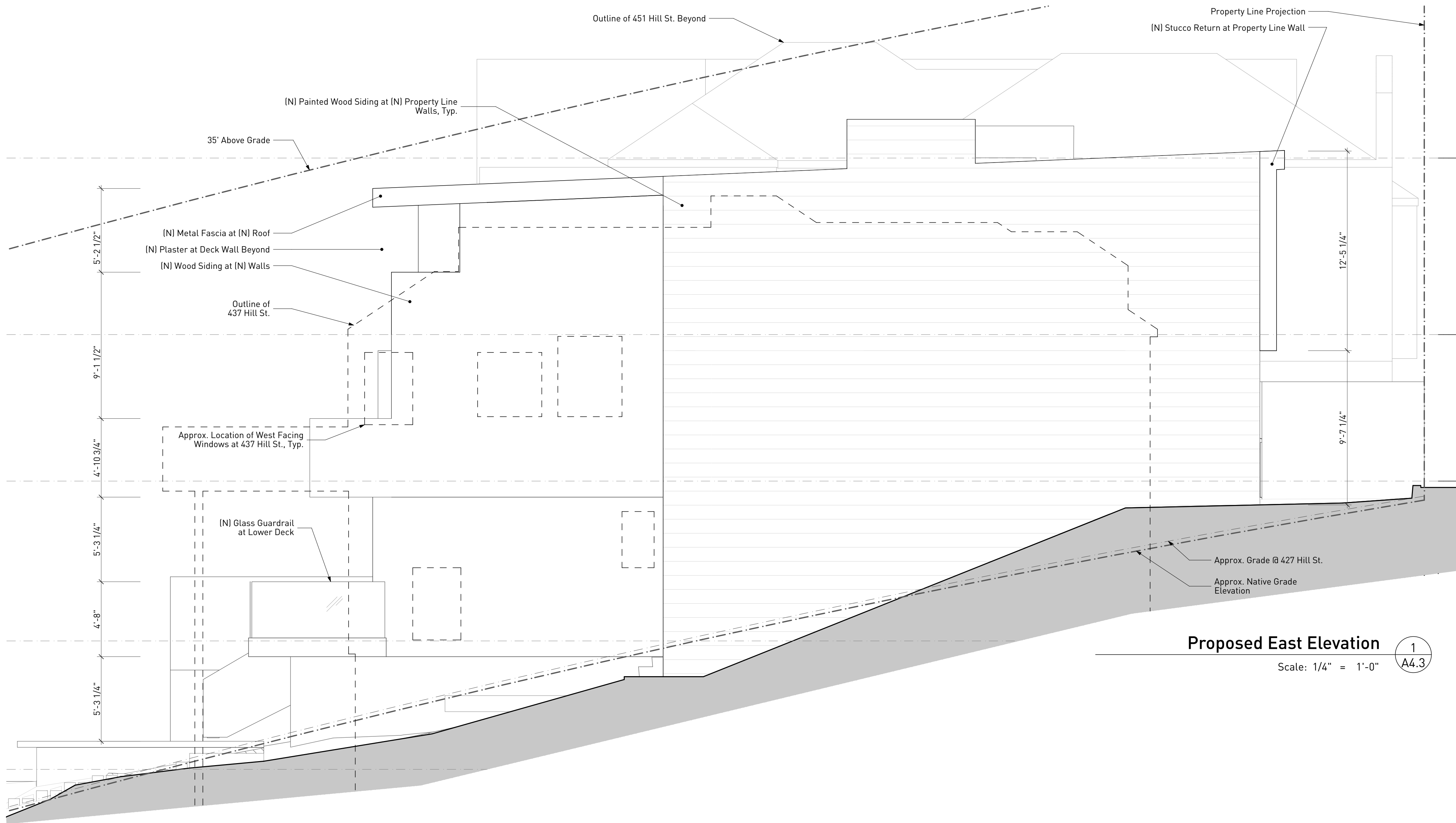
Date	Issues and Revisions
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07/29/2019	Site Permit Revisions
9/11/2019	Site Permit Revisions
10/01/2019	Site Permit Revisions
10/07/2019	Site Permit Revisions
10/24/2019	311 Noticing Set

Sheet **A4.2**



2
A4.3 Proposed West Elevation

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



Proposed East Elevation

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

1
A4.3

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Hill Residence

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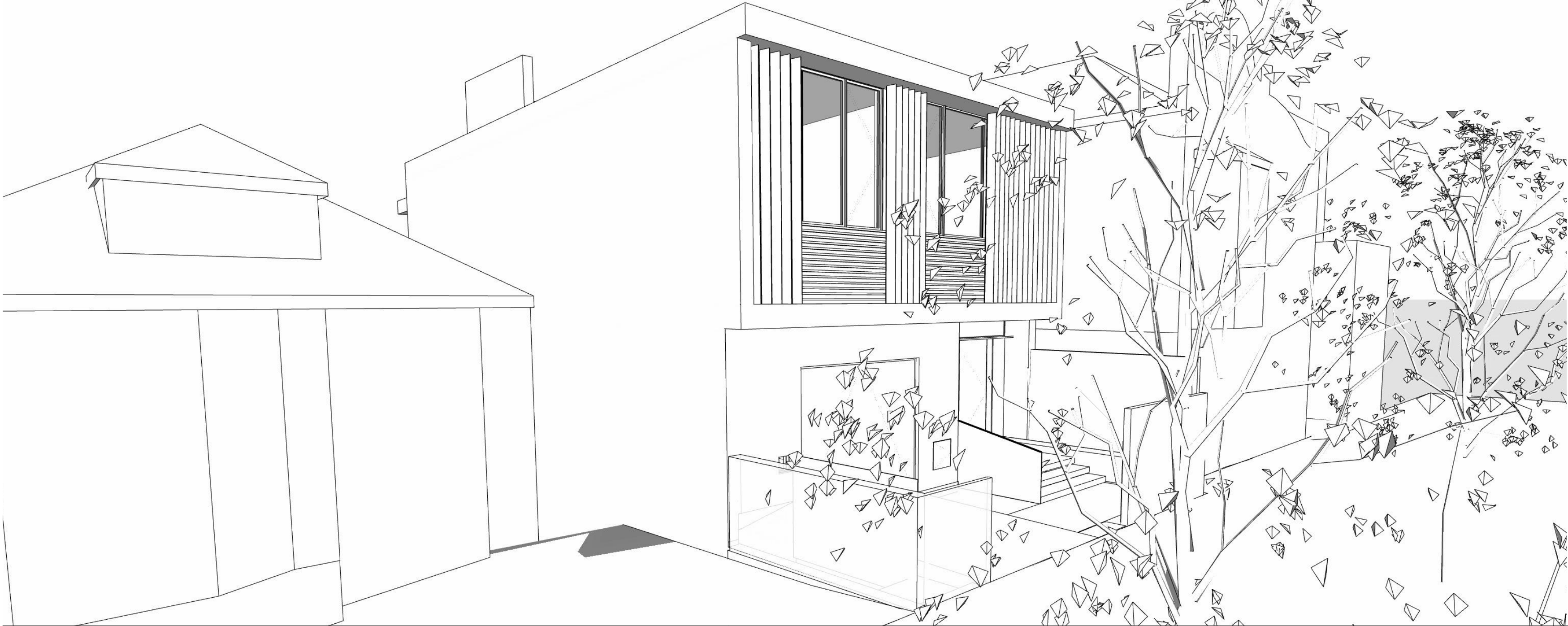
Description

Proposed East & West Elevations

Drawn By AT & NH
Checked By IT
Scale As Noted

Date	Issues and Revisions
5/22/2018	As-Built
1/09/2019	Pre-Application Meeting
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Sheet A4.3



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Abbreviations

@ A.B. ADHS ADJ A.F.C.I. A.F.F. AGR ALUM	AT (RATE) ANCHOR BOLT ADHESIVE ADJUSTABLE ARC FAULT CIRCUIT INTERRUPTER ABOVE FINISHED FLOOR AGGREGATE ALUMINUM	JST JT	JOIST JOINT
BD BIT. MEMB BLDG BLK BM BOT	BOARD "BITUTHENE" MEMBRANE BUILDING BLOCK/BLOCKING BEAM BOTTOM	MAX. MECH. MEMB. MIN MISC MOD. BIT. MTL	MAXIMUM MECHANICAL MEMBRANE MINIMUM MISCELLANEOUS MODIFIED BITUMEN MEMBRANE METAL
C.A.R. C.C. CEIL C/L CLR C.M.U. C.O. COL CONC CONT COPR C.S.	COLD AIR RETURN CENTER TO CENTER CEILING CENTER LINE CLEAR CONCRETE MASONRY UNIT CLEANOUT COLUMN CONCRETE CONTINUOUS COPPER CRAWL SPACE	(N) N.I.C. N.T.S.	NEW NOT IN CONTRACT NOT TO SCALE
DBL DET D.F. DIA DN D.S. DWG	DOUBLE DETAIL DOUGLAS FIR DIAMETER DOWN DOWNSPOUT DRAWING	O/ O.A. O.C. O.D. O.H. O.S.B.	OVER OUTSIDE AIR ON CENTER OUTSIDE DIAMETER OVERHEAD/OVERHANG ORIENTED STRAND BOARD
(E) ELEC EQ EXT	EXISTING ELECTRICAL EQUAL EXTERIOR	PERF PIS PLT PLYWD PR P.T. PTD P.T.D.	PERFORATED PROPERTY LINE PLATE PLYWOOD PAIR PRESSURE TREATED PAINTED PAPER TOWL DISPENSER
F.A.U. FD. FDN FIN FLASHG FLP FLUOR F.O.C. F.O.F. F.O.S. FTG	FORCED AIR UNIT FLOOR DRAIN FOUNDATION FINISH FLASHING FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FEET FOOTING	REBAR REF REFL REINF REQD REV R.O. R/RAD	REINFORCING BAR REFERENCE REFLECTED REINFORCED/REINFORCING REQUIRED REVISION ROUGH OPENING RADIUS
GA GALV GEN G.F.C.I. GL GR G.S.M. GYP. BD. GYP.	GAUGE GALVANIZED GENERAL GROUND FAULT CIRCUIT INTERRUPTER GLASS GRADE GALVANIZED SHEET METAL GYPSUM BOARD GYPSUM	S.C. SCHD SCRN SEC S.F. SHT SHTG SIM SPECS SQ. STAINLESS STEEL S.S.D. STD. STL STRUCT	SOLID CORE SCHEDULE SCREEN/WIRE CLOTH SECTION SQUARE FEET SHEET SHEATHING SIMILAR SPECIFICATIONS SQUARE STAINLESS STEEL SEE STRUCTURAL DRAWINGS STANDARD STEEL STRUCTURAL
H.B. HD. WD. H.R. HORIZ HT HWH	HOSE BIBB HARD WOOD HEAT REGISTER HORIZONTAL HEIGHT HOT WATER HEATER	T&G TJI T.O.CONC. T.O.STL. T.S. T.W. TYP	TONGUE & GROOVE TRUSS JOIST TOP OF CONCRETE TOP OF STEEL TOP OF STEEL TOP OF WALL TYPICAL
I.D. I.G. IN INT. INSUL I.W.	INSIDE DIAMETER INSULATED GLASS (DBL PANE) INCHES INTERIOR INSULATION "ICE & WATER SHIELD" MEMBRANE	U.O.N. VERT. V.I.F. V.W. V.W.A.	UNLESS OTHERWISE NOTED VERTICAL VERIFY IN FIELD VERIFY WITH VERIFY WITH ARCHITECT
		W/ WD WO W.P.	WITH WOOD WITHOUT WATERPROOF

Symbols

E2 A4.1	▲	Exterior Elevation Drawing No. Sheet No.	Control or Data Point	Match Line
LS1 A5.1	▲	Section Drawing No. Sheet No.	Property Line	Spot Elevation
3 A8.1	➡	Interior Elevation Drawing No. Sheet No.	Easement / Setback Line	Door Number/Letter
3 A6.1	■	Detail Drawing No. Sheet No.	Center or Grid Line	Window Number/Letter
A	---	Grid/Column Line	Hidden or foreground Line	Room Number
	---		Contour, Existing Line	
	---		Contour, New Line	
			Revision No -Cloud Around Revision	

General Notes

- All construction and installation shall conform to the following codes:
2016 Editions of the California Building Code (CBC), California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CECn), California Green Building Standards Code (CGBC), California Administrative Code Title 24.
Any other governing codes including local ordinances and requirements.
In the event of conflict the most stringent requirements shall apply.
- The contractor shall review and verify all dimensions of buildings and site to notify the Architect of any discrepancies before proceeding with construction and purchasing materials.
- The general contractor shall assume responsibility for all dimensions and site conditions. The general contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such an examination.
- Contractor shall be responsible for coordination between Architectural, Structural, Landscape, Civil, Mechanical, Plumbing, Electrical, Fire Protection and any other consultant of the project. This includes reviewing requirements of individual systems before ordering and installation of any work. Verify all Architectural details and all finish conditions (whether depicted in the drawings or not) with same disciplines.
- Any errors, omissions or conflicts found in the various parts of the construction Documents shall be brought to the attention of the Architect and Owner before proceeding with the work.
- Do not scale drawings, written dimensions govern.
- All clear dimensions are not adjustable without approval of the Architect.
- All dimensions when shown in plan are to face of stud, concrete or centerline of columns, unless otherwise noted.
- All dimensions are to top of plate, top of plywood or top of concrete in section or elevation unless otherwise noted.
- Details shown are typical, similar details apply in similar conditions.
- The contractor shall be responsible for applying and obtaining all required inspections to conform with local building and fire codes.
- Install all fixtures, equipment, and materials per manufacturer's recommendations and the requirements of the current codes.
- Verify clearances for flues, vents, chases, soffits, fixtures, fireplaces, etc., before any construction, ordering of, or installation of any item of work.
- Provide fire-stop in concealed spaces of all stud spaces over 10'-0" high with 2x blocking or mineral wool, u.o.n.
- Window sizes on drawings are nominal dimensions. Refer to manufacturer for actual rough opening sizes.
- All exterior doors and windows shall be weather-stripped per title 24 requirements.
- All nailing shall comply with min. CBC standards as provided in current requirements, u.o.n.
- Contractor shall be responsible for construction in conformance with the approved plans, specifications and all code requirements under which the plans and specifications were approved.
- All shop drawings must be submitted to Architect for review prior to fabrication.

Green Notes

- Construction & Demolition Debris: 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling.
- Recycling by occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.
- 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]
- 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.
- 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.
- Stormwater Control Plan: Projects disturbing → 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines.
- Indoor Water Efficiency: Install water-efficient fixtures and fittings as summarized in CalGreen 4.303. Replace all noncompliant fixtures in project area [CalGreen 3.301.1.1, San Francisco Housing Code 12A]
- Energy Efficiency: Comply with California Energy Code [Title 24, Part 6]
- 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.
- 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]
 - 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.
 - 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.
 - 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.
- 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 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.
 - A slab design specified by a licensed design professional.
- Fireplaces and woodstoves: Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. [CalGreen 4.503.1]
- Design and install HVAC System to ACCA Manual J, D, and S [CalGreen 4.507.2]
- 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]
- 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, sheetmet- al, or other acceptable methods to reduce the amount of water, dust, and debris entering the system.
- 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.
- Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with:
 - Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program,
 - 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,
 - Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR
 - Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.
- 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.
- 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.
- Low-VOC aerosol paints and coatings: Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product- Weighted MIR Limits for ROC. [CalGreen 4.504.2.3]
- 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]

Project Information

439 Hill Street
San Francisco, CA 94114

APN Block 3621/045 Zone RH-1 Height/ Bulk District: 40-X Special Use District: Dolores Heights	NET Lot Area: 2,850 sq.ft. (25'x114') Type of Construction: Type V Use: Single Family Dwelling (no change)
No. of Existing Stories: 2 No. of Proposed Stories: 3 No. of Existing Vehicular Parking Spaces: 0 No. of Proposed Vehicular Parking Spaces: 1 No. of Class 1 Bicycle Parking Spaces: 1	(E) Usable Open Space: 1,838 s.f. (N) Usable Open Space: 1,543 s.f. (E) Max. Building Height: 29'-6" (N) Max. Building Height: 34'-0"

Gross Floor Area Table				
Story	Existing	Proposed	S.F. Added	% Added
Parking Area	0 sq.ft.	244 sq.ft.	244 sq.ft.	N/A
First Floor	821 sq.ft.	903 sq.ft.	82 sq.ft.	10%
Second Floor	998 sq.ft.	1,005 sq.ft.	7 sq.ft.	0.7%
Third Floor	0 sq.ft.	1,139 sq.ft.	1,139 sq.ft.	N/A
Total	1,819 sq.ft.	3,291 sq.ft.	1,472 sq.ft.	80%

SCOPE OF WORK:

The proposed project consists of renovating and expanding an existing single family dwelling with Unauthorized Dwelling Unit, including converting an existing crawl space to a partial floor addition, adding a 3rd story above the existing 2, and creating an Additional Dwelling Unit at the lower floor. The downslope site currently has a 2 story, 1,819 s.f., 2 bedroom single family residence with UDU at the lower floor. The proposal includes minimal grading, since it utilizes an existing basement space, then slopes up with the grade. The estimated maximum depth of excavation is approx. 8' at the deepest footing and the estimated volume of excavation is 22 cubic yards, which will be reused on site for fill.
- At the first floor (below street level), the interior spaces will be reconfigured to create an Accessory Dwelling Unit with a separate entrance (living room, bedroom & bathroom), as well as an access hallway to the rear deck for the upper (main) unit. The stair will be relocated, and a new stair added to provide access to the ADU.
- The second floor will be reduced to make room for a new off-street garage with one covered parking space (and at least one bicycle space). The rest of the floor will include a living room, dining room, kitchen, and entry space with a coat closet and powder room. There will be a new stair to serve the added floor above.
- The new third floor will include a master suite (bedroom, bathroom, closet and office nook), two more bedrooms and a bathroom.
- The new roof will have a shallow pitch, and include 2 skylights and a light well that mirrors the one of the neighbor at 451 Hill St., which is a 3-story residence, in order to preserve their access to light and air.
- The footprint of the building will extend on the street side to the average of the two adjacent neighbors, and will be limited at the back per the Dolores Height Special Use District rear setback requirements. The total gross area of the proposed project is 3,198 s.f.



Design Team

Architect
Terry & Terry Architecture LLP
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510.525.0504

Structural Engineer

Title 24 Energy Calculations

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3255 Kerner Blvd. #5
San Rafael, CA 94901
415.457.0990

Historical Resource Consultant

Tim Kelley Consulting
2912 Diamond St., #330
San Francisco, CA 94131
415.337.5824

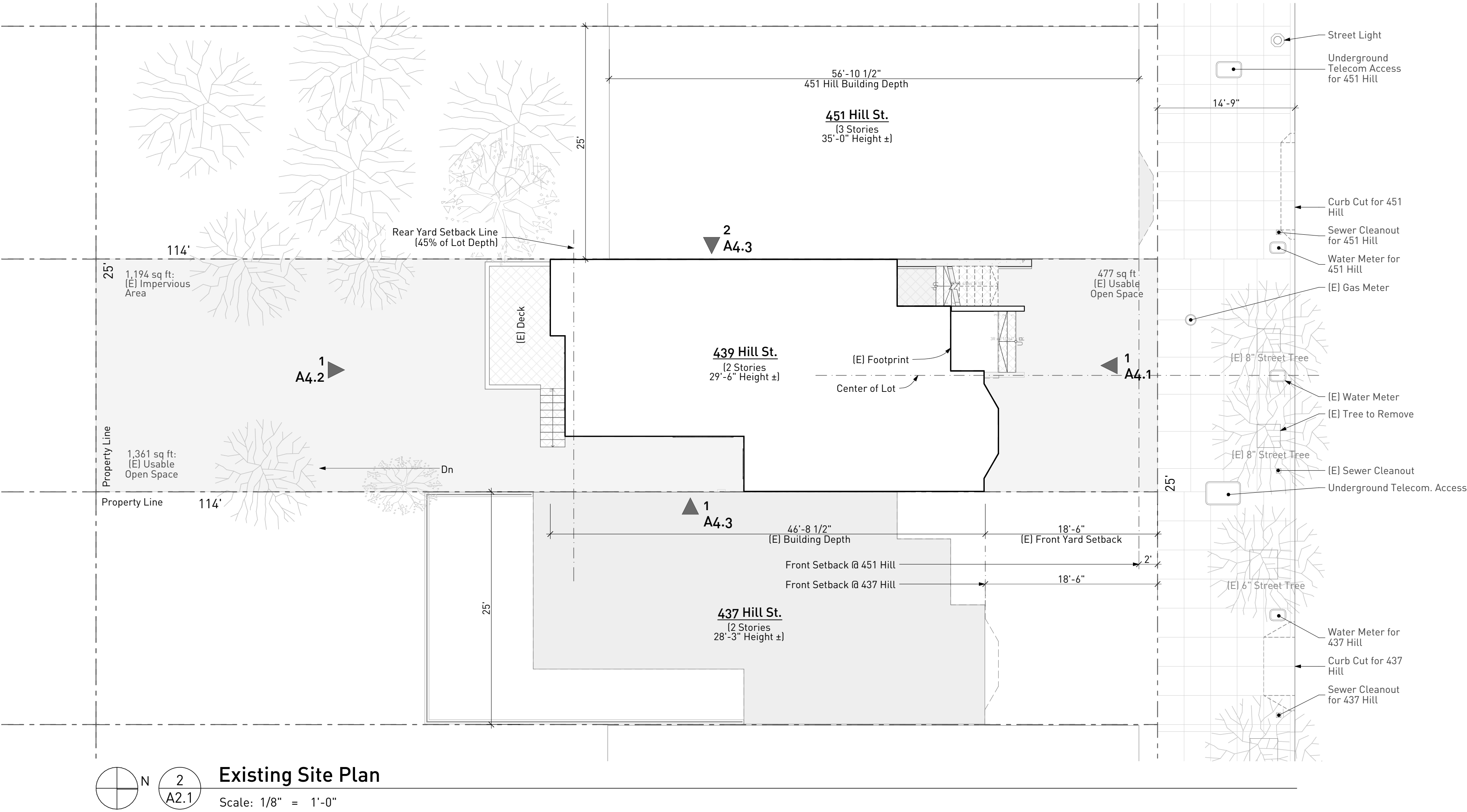
Description

Title Sheet & Project Data

Drawn By AT & NH
Checked By IT
Scale As Noted

Date	Issues and Revisions
5/22/2018	As-Built
1/09/2019	Pre-Application Meeting
2/20/2019	Site Permit Application
4/10/2019	Site Permit Revisions
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10/07/2019	Site Permit Revisions
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3/19/2020	DR Hearing Set

Sheet **A1.1**

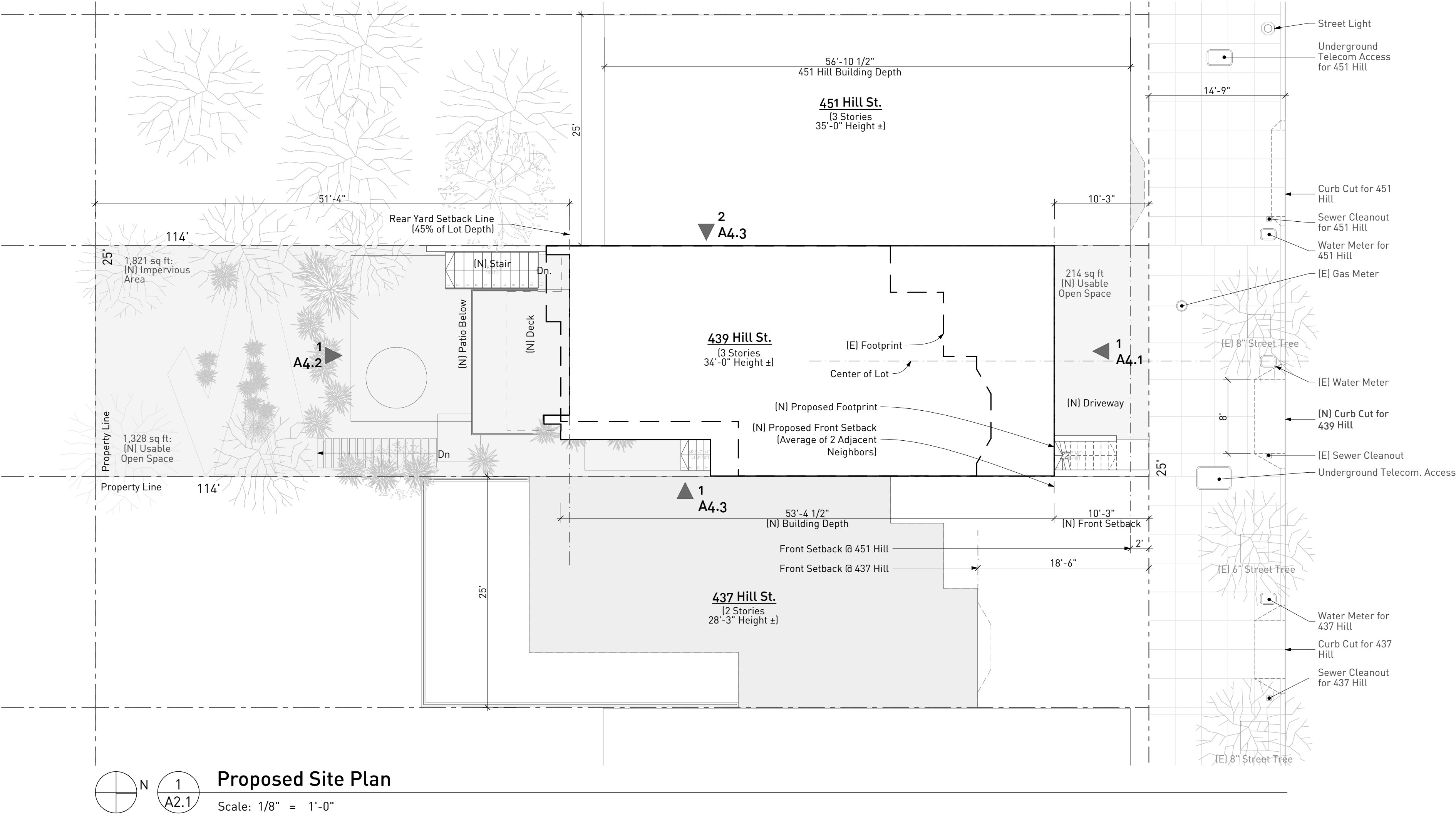


Hill Street

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Hill Street

Hill Residence
439 Hill Street
San Francisco
CA 94114

NOT FOR CONSTRUCTION

Description
Site Plans (Existing & Proposed)

Drawn By
Checked By
Scale

AT & NH
IT
As Noted

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Sheet A2.1

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- Handrails shall be 34" to 38" above the nose of stair tread. End shall be returned to wall. The hand grip portion of handrail shall not be less than 1 1/4" nor more than 2" in cross-sectional dimension, and provide 1 1/2" clearance from wall. Stair handrails to be continuous without interruption by newel posts or other obstructions.
- Handrails and guardrails shall be designed to resist a concentrated load of 200lbs.
- Horiz. & vert. wood structural members used in exposed decks, balconies, porches, or any supporting moisture permeable floor or roof shall be pressure treated wood or material of natural resistance to decay.
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- Shower compartments to have a min. finished interior area of 1,042 in², and to be able to encompass a 30" dia. circle at the top of the shower threshold and up to 70" above drain. Provide showers and tub-shower combinations with individual control valves of the pressure balance or thermostatic mixing valve type.
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Demolition Calculations:

Per SF Planning Code Section 317

- 317.[2] (B):
- Removal of front & rear facade walls: 100%
 - Total length of perimeter exterior walls: 143'-7 1/2"x2 (same length both stories)=287'-3"
 - Lineal length of retained walls: 82'-3" (1st floor) + 63' 01/2" (2nd floor) = 145'-3 1/2"
 - Lineal length of removed walls: 61'-4 1/2" (1st floor) + 80'-7" (2nd floor) = 141'-11 1/2" = **49%**

317.[2] (C): (see Elevation Sheets)

- Removal of existing horizontal elements: 68% (including roof)
- Total area of existing exterior walls: 3,000 s.f.
- Total area of removed exterior walls: 1,491 s.f. = **49.7%**

Proposed project is **not** tantamount to demolition.

Legend:

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- New Wall
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▲ E2
A4.1
Exterior Elevation
Drawing No.
Sheet No.

▲ LS 1
A5.1
Section
Drawing No.
Sheet No.

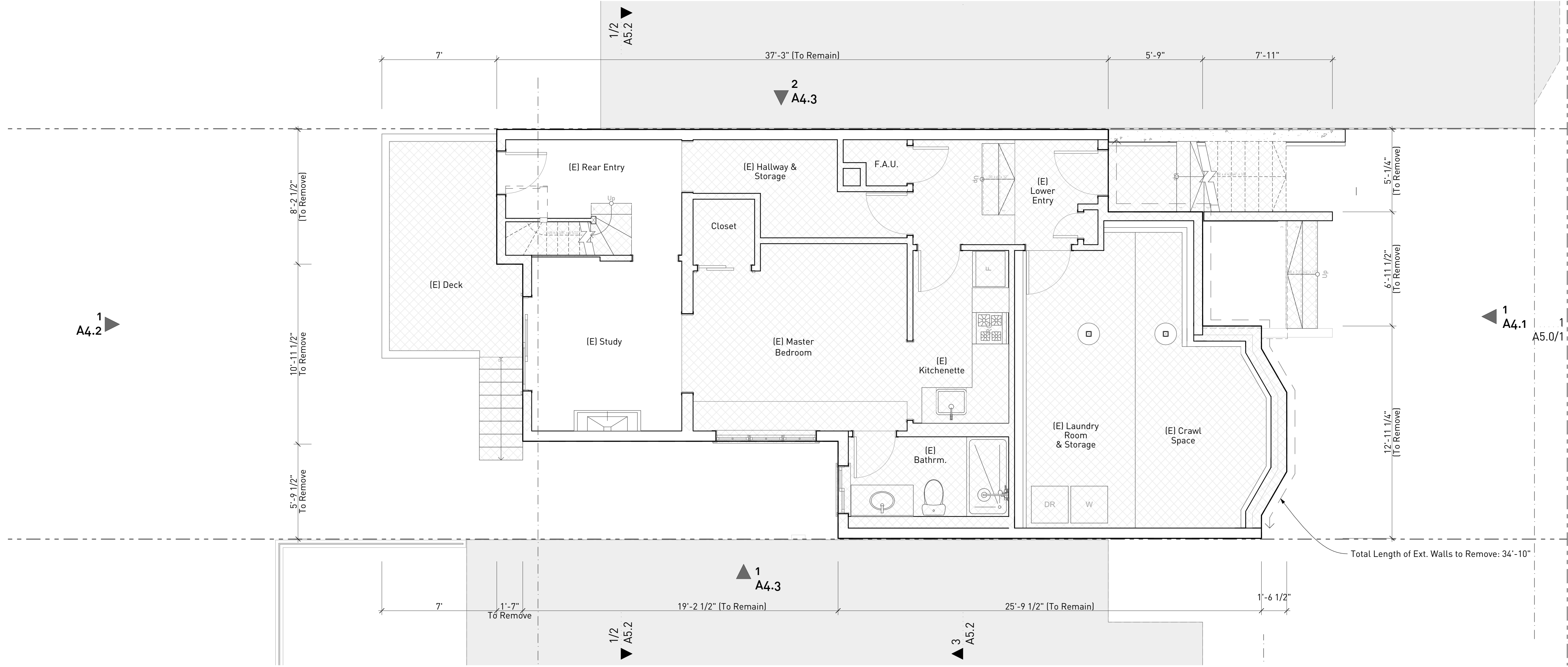
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A8.1
Interior Elevation
Drawing No.
Sheet No.

3
A6.1
Detail
Drawing No.
Sheet No.

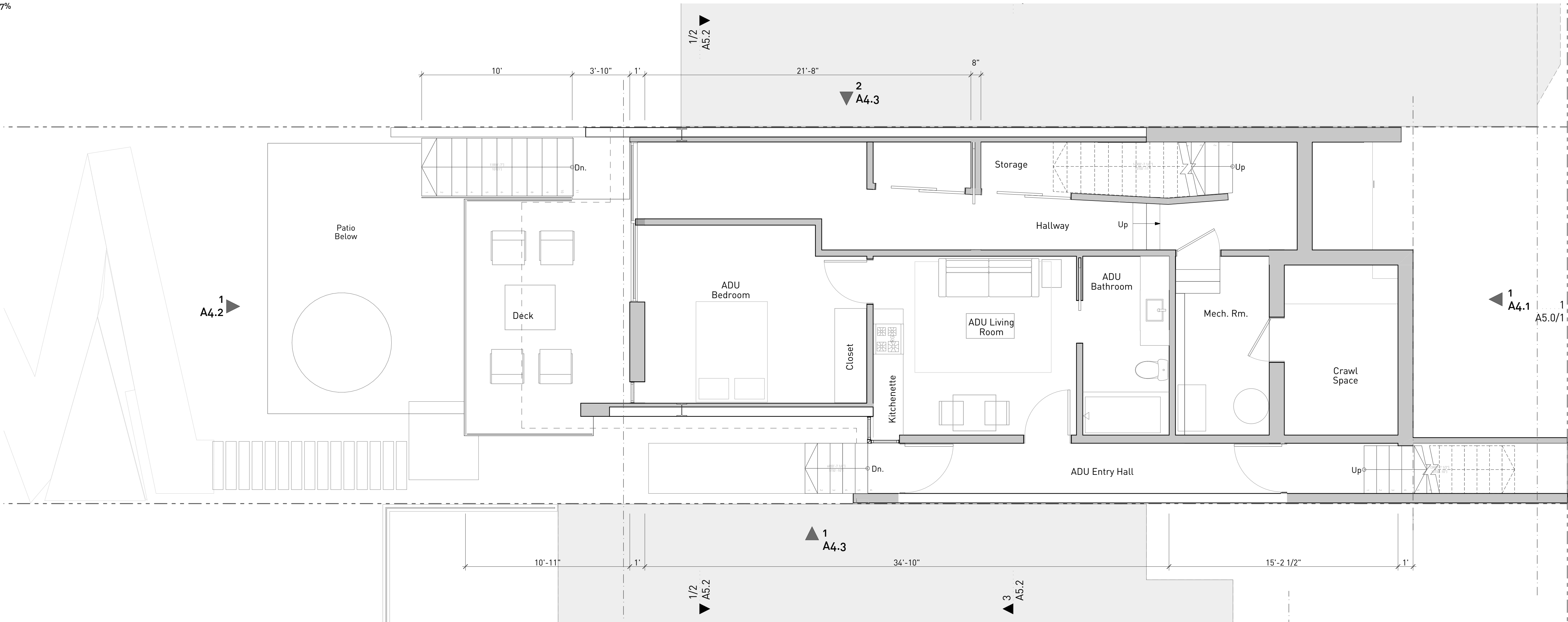
103
Room Number

Revision No.
-Cloud Around Revision

1



Existing First Floor Plan
Scale: 1/4" = 1'-0"



Proposed First Floor Plan
Scale: 1/4" = 1'-0"

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Hill Residence

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Description

Existing & Proposed First Floor Plans

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Scale

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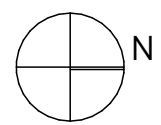
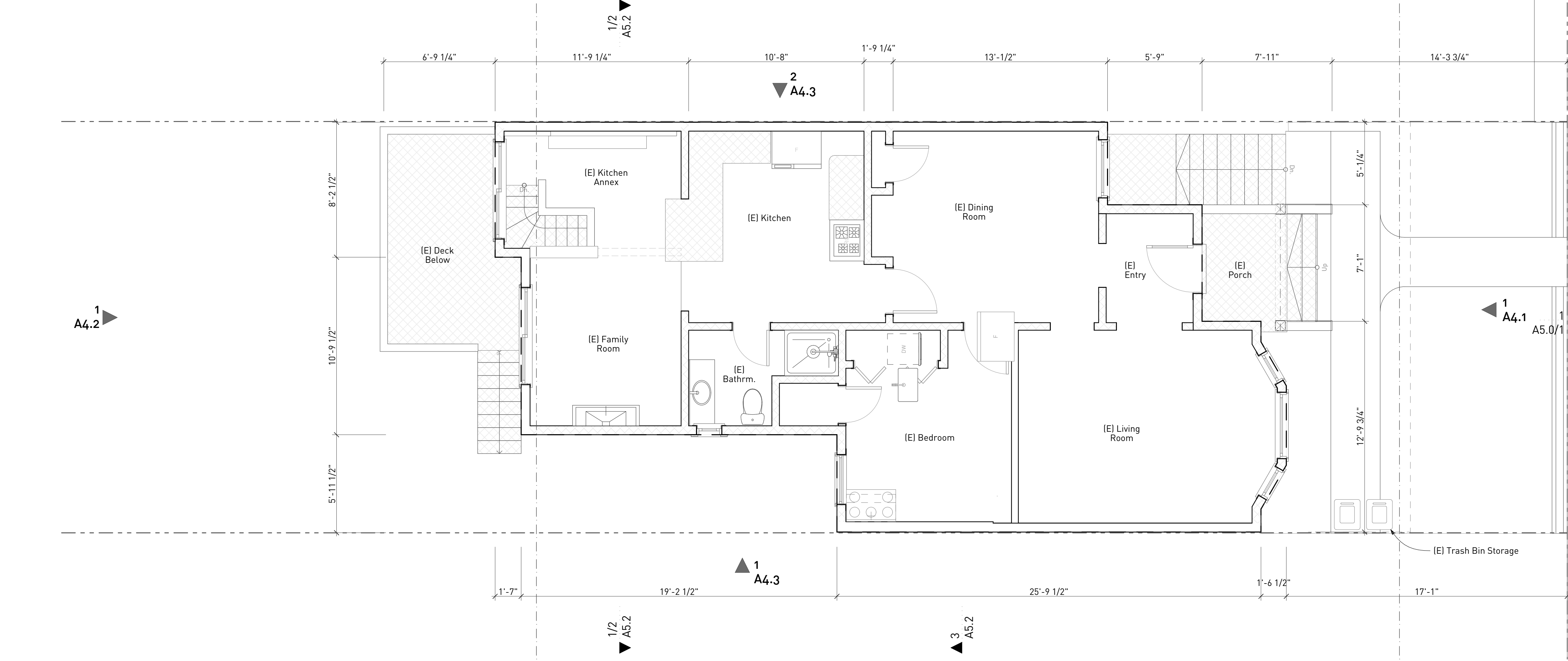
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Sheet

A3.1

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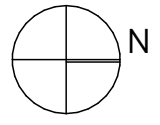
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A3.2

Existing Second Floor Plan

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

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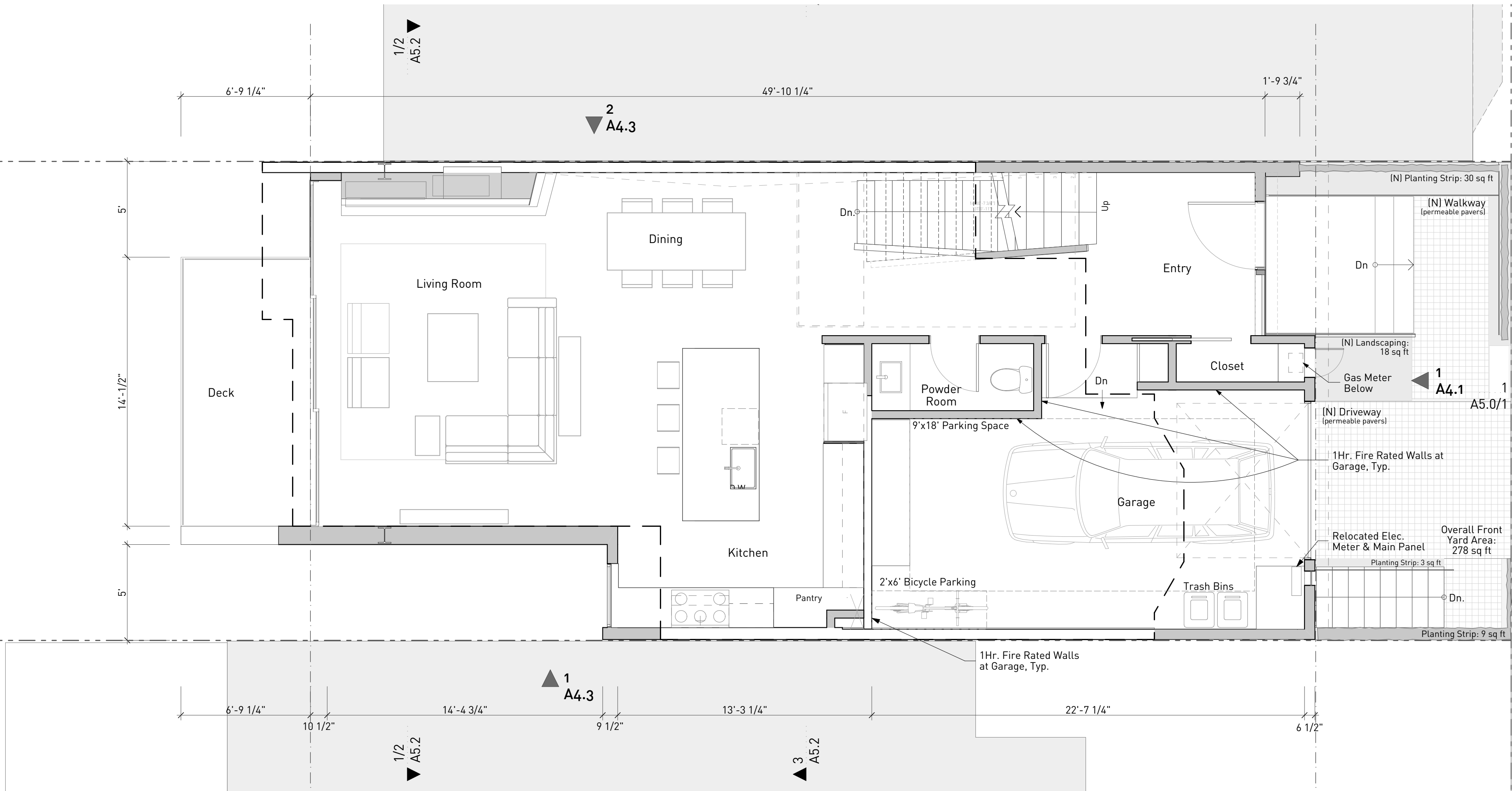
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- New Wall
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- Easement / Setback Line
- Center or Grid Line
- Hidden or foreground Line
- Exterior Elevation Drawing No. Sheet No.
- Section Drawing No. Sheet No.
- Interior Elevation Drawing No. Sheet No.
- Detail Drawing No. Sheet No.
- Room Number
- Revision No. -Cloud Around Revision



1
A3.2

Proposed Second Floor Plan

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



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Description

Existing & Proposed Second Floor Plans

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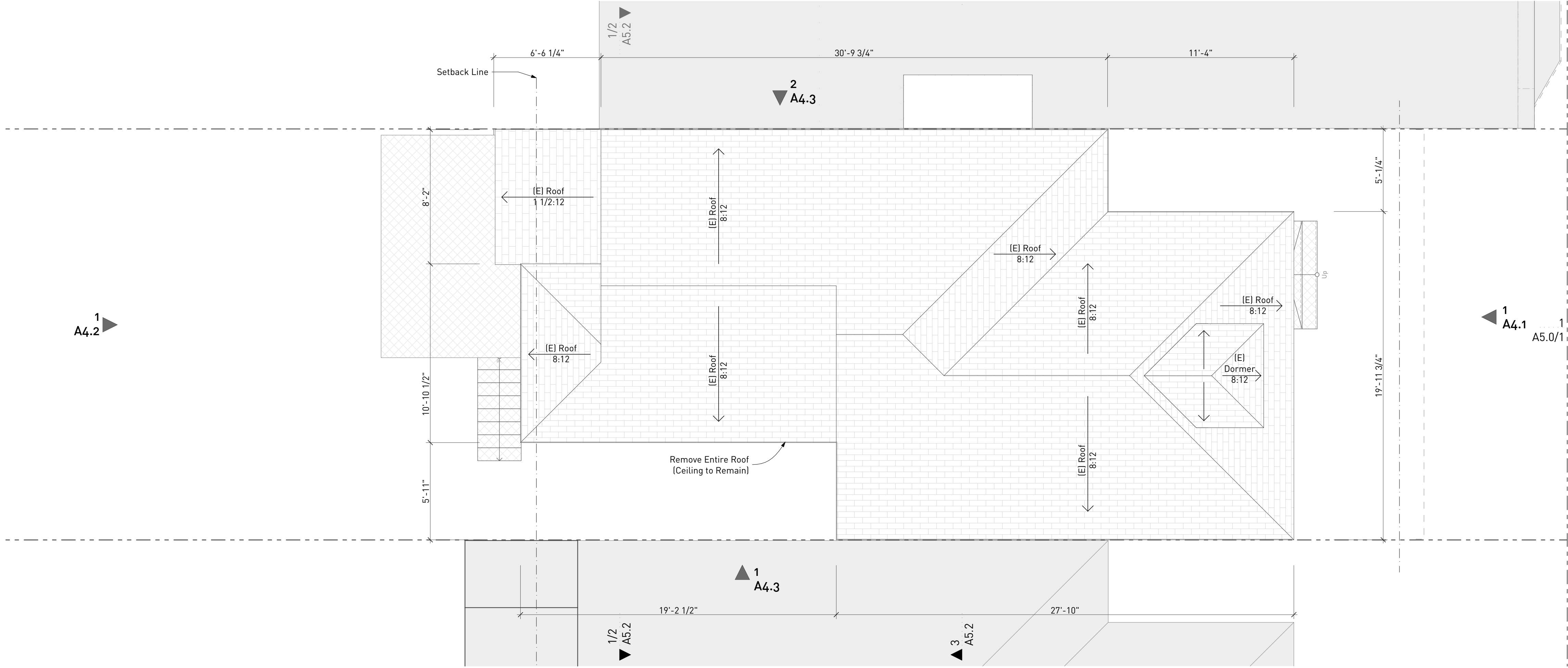
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3/19/2020	DR Hearing Set

Sheet

A3.2

Floor Plan General Notes

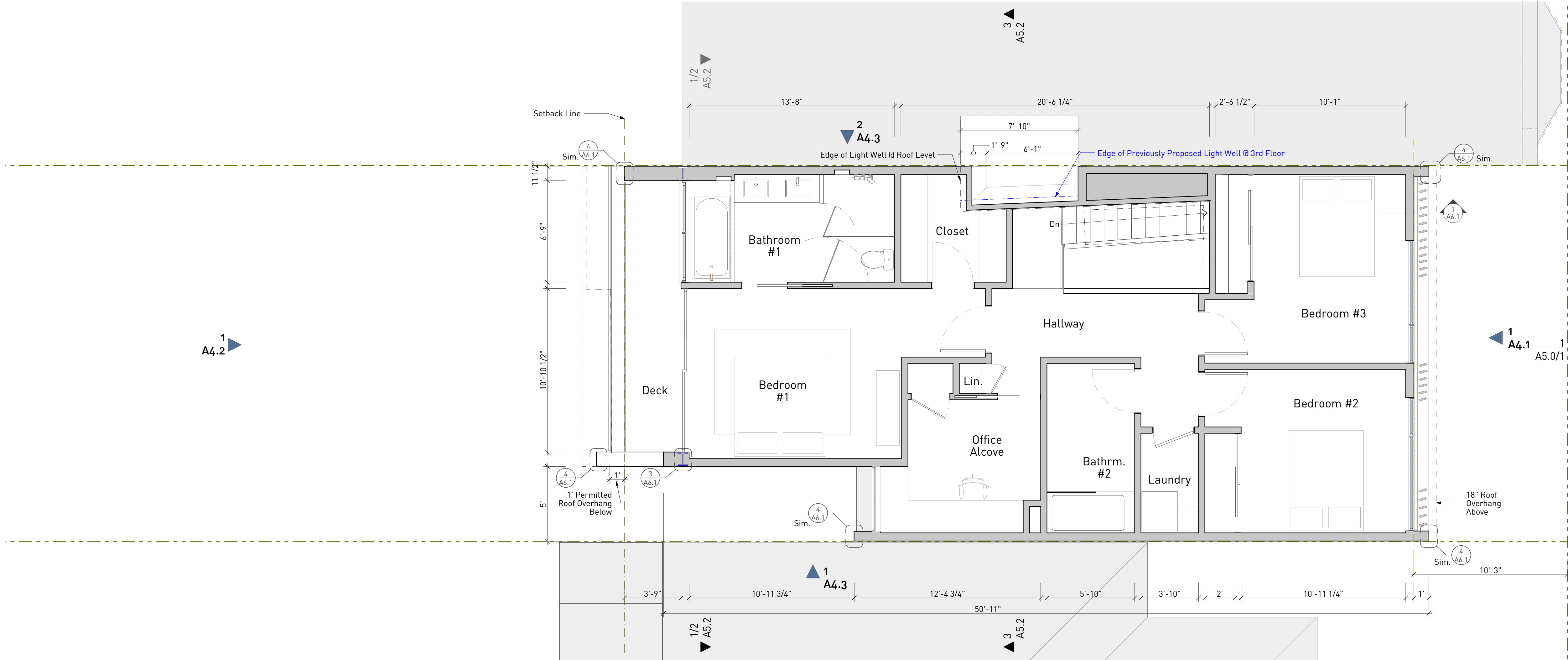
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Existing Roof Plan
Scale: 1/4" = 1'-0"

Legend:

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- Detail Drawing No. Sheet No.
- Room Number
- Revision No. -Cloud Around Revision



Proposed Third Floor Plan
Scale: 1/4" = 1'-0"

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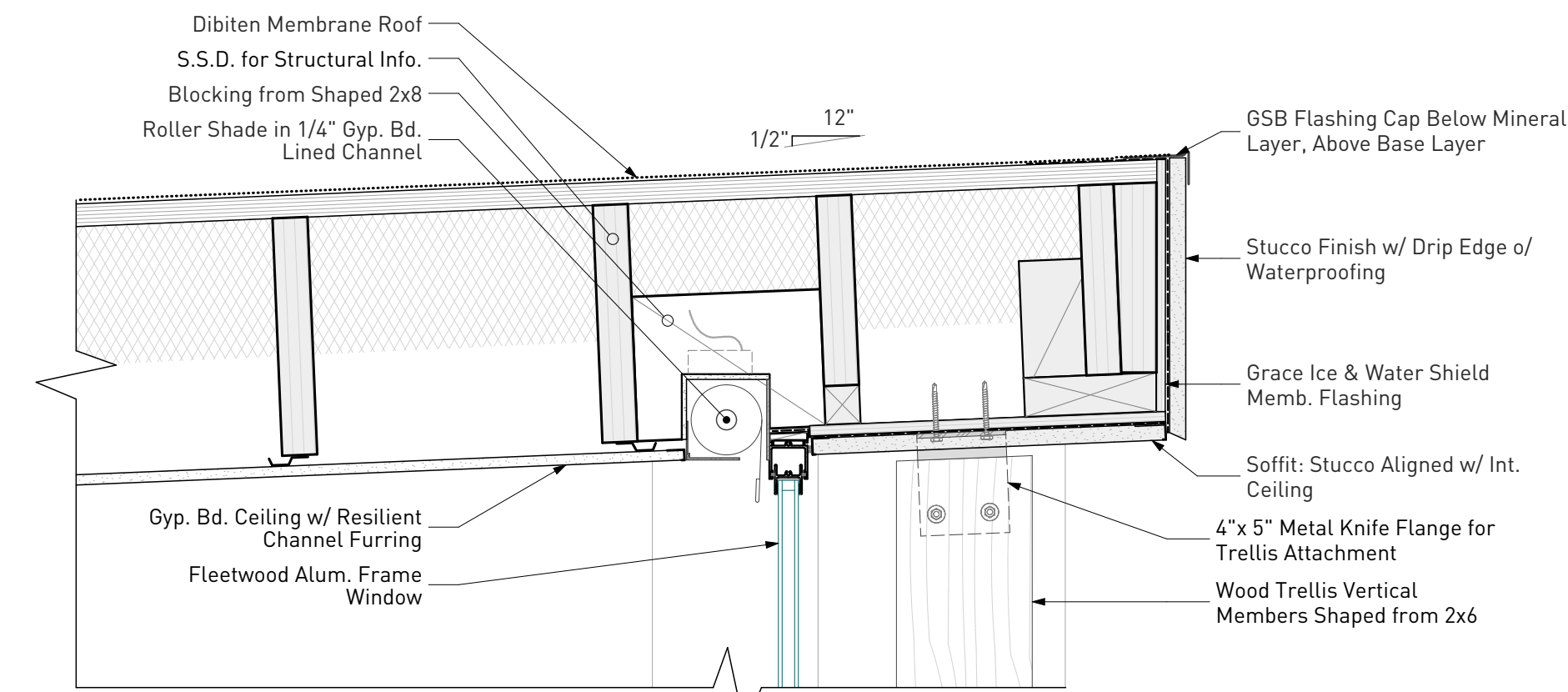
Existing Roof & Proposed Third Floor Plans

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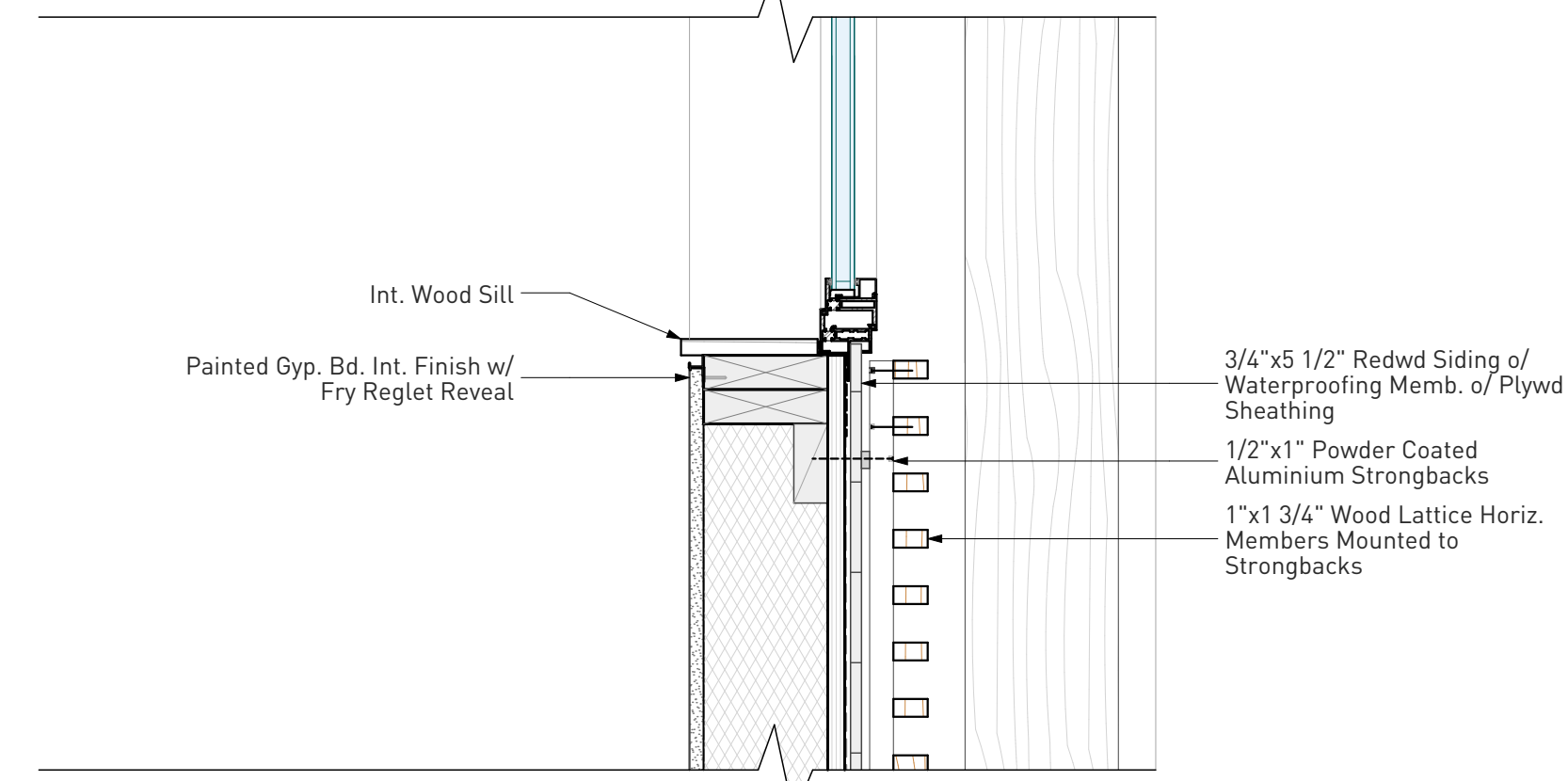
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Sheet A3.3

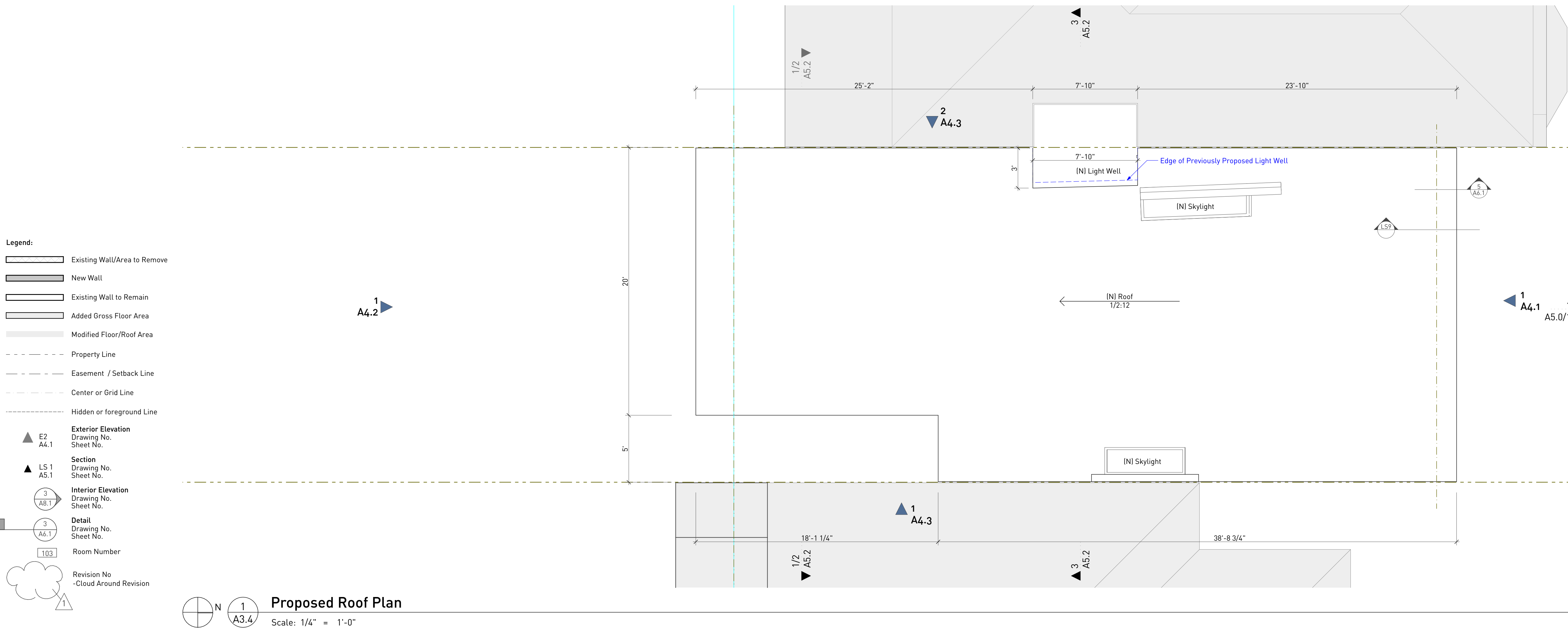
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A3.4 Scale: 1 1/2" = 1'-0"



A3.4 Scale: 1 1/2"= 1'-0"



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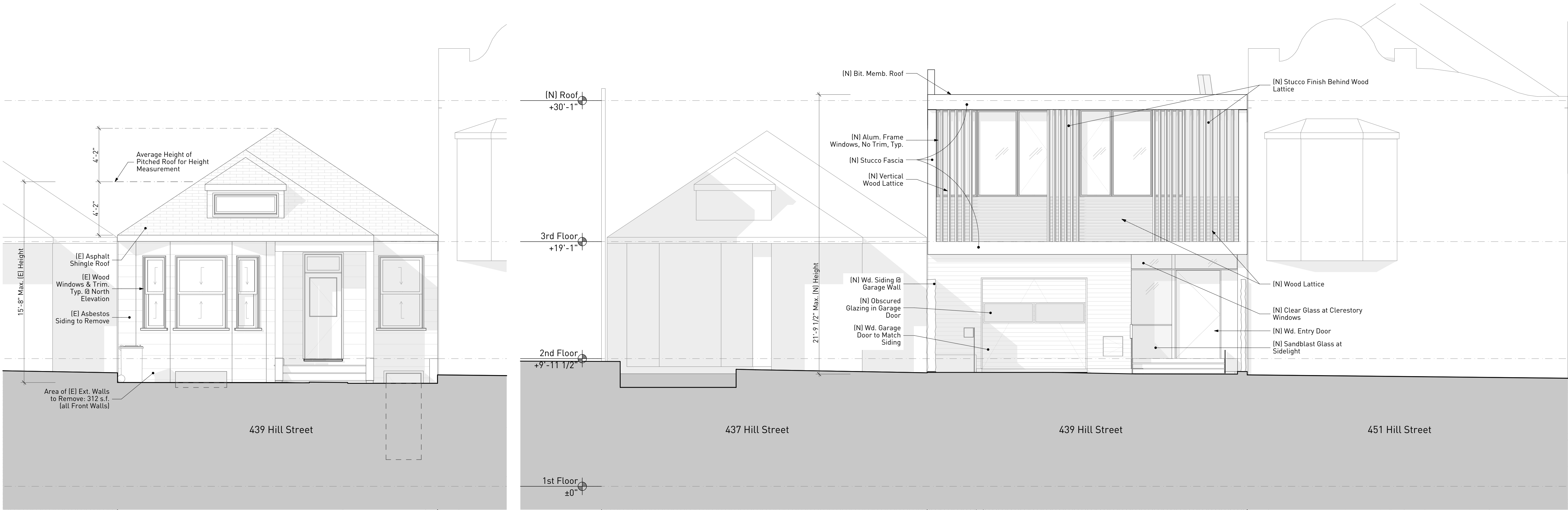
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CA 94114

Description

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Scale	As Noted

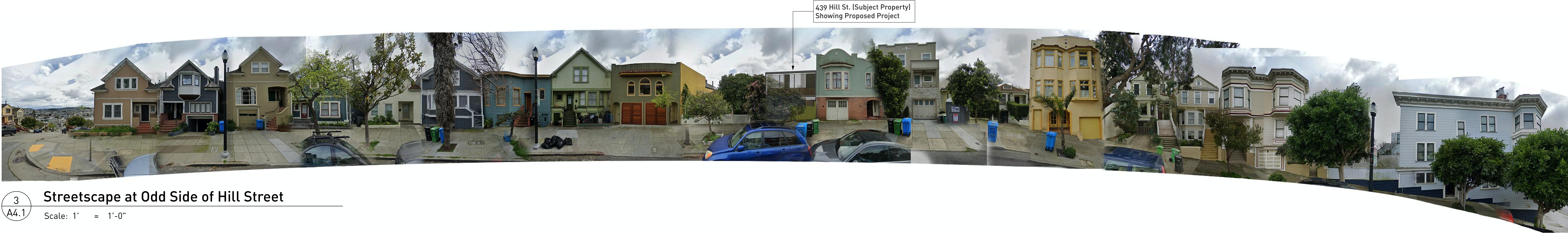
Date	Issues and Revisions
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10/07/2019	Site Permit Revisions
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Sheet A3.4

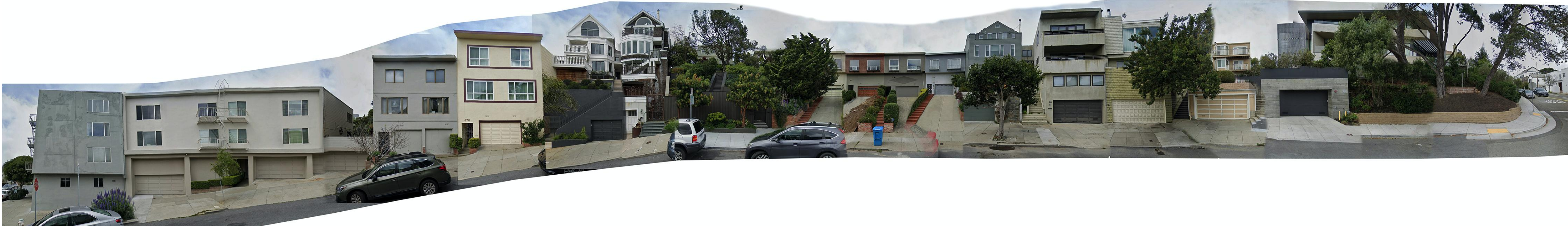


2
A4.1 Existing North (Street) Elevation
Scale: 1/4" = 1'-0"

1
A4.1 Proposed North (Street) Elevation
Scale: 1/4" = 1'-0"



3
A4.1 Streetscape at Odd Side of Hill Street
Scale: 1' = 1'-0"



4
A4.1 Streetscape at Even Side of Hill Street
Scale: 1' = 1'-0"



Hill Residence
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Description
Existing & Proposed North
(Street) Elevations

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Scale

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As Noted

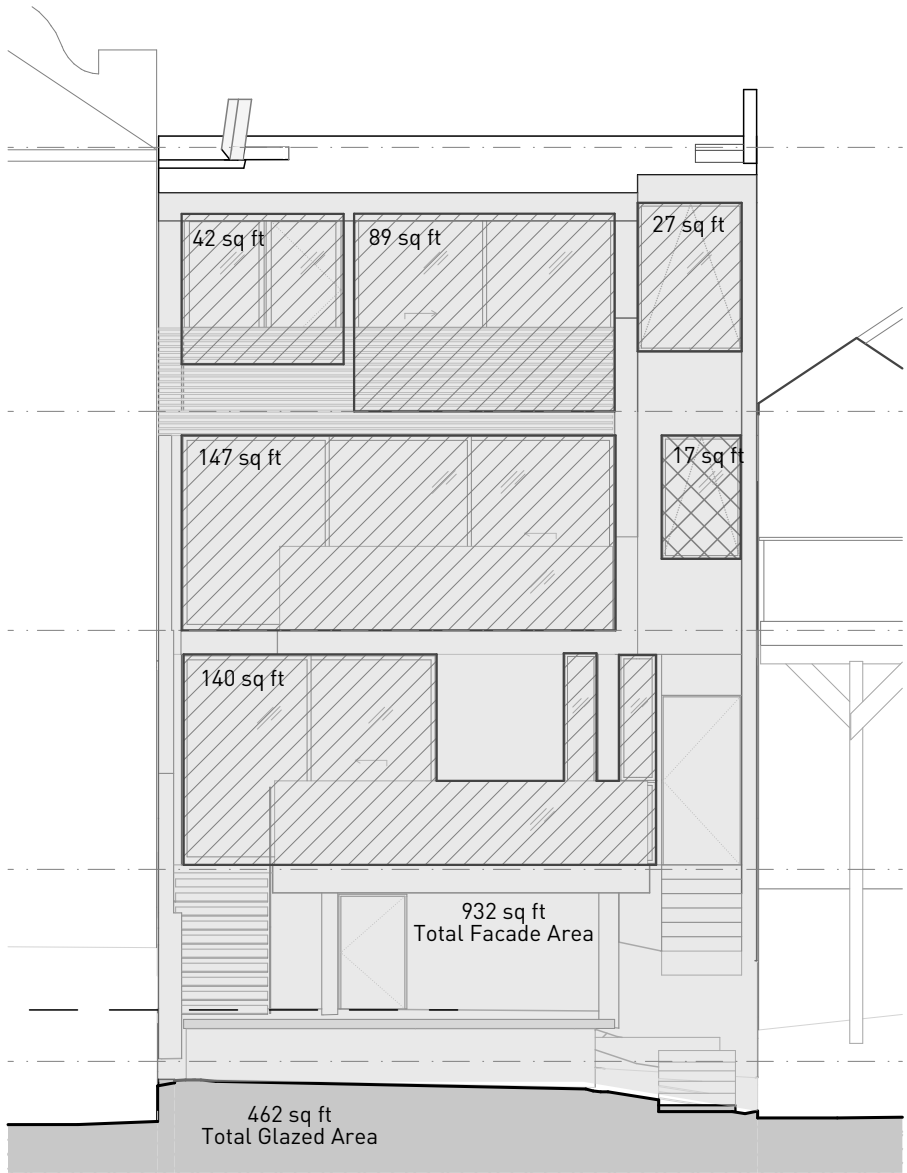
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2 Existing South (Rear) Elevation
Scale: 1/4" = 1'-0"



1 Proposed South (Rear) Elevation
Scale: 1/4" = 1'-0"



3 South Elevation Areas
Scale: 1/8" = 1'-0"

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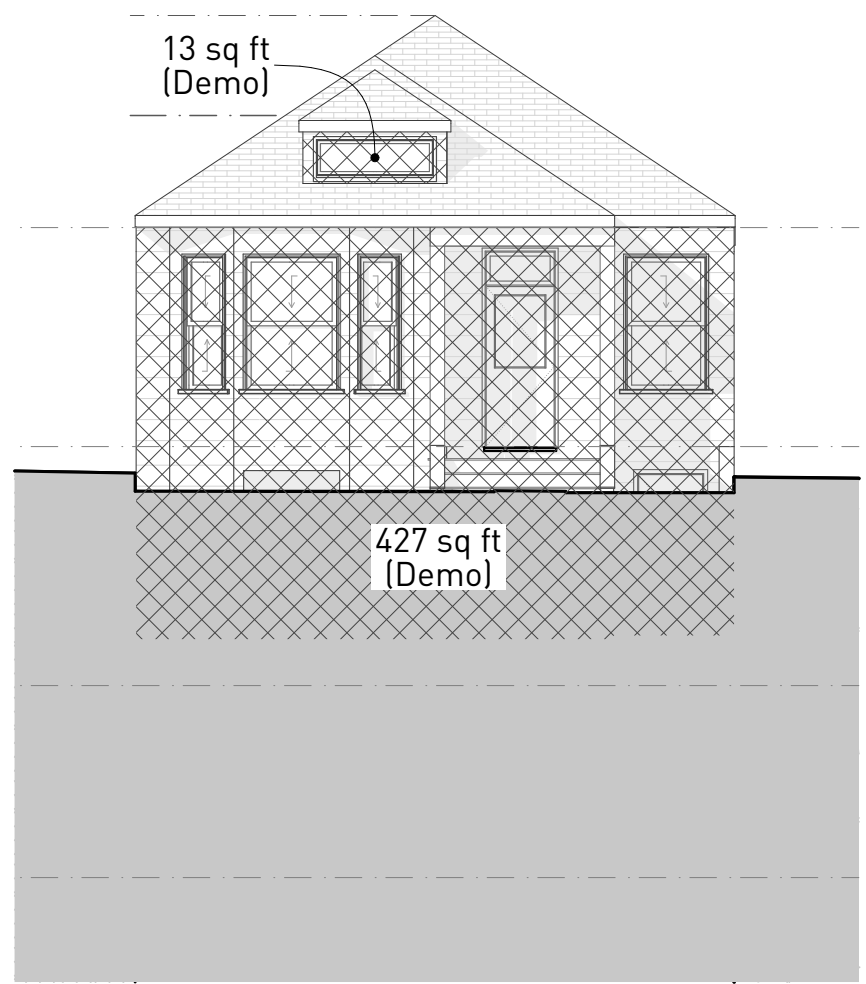
Description
Existing & Proposed South (Rear)
Elevations

Drawn By
Checked By
Scale

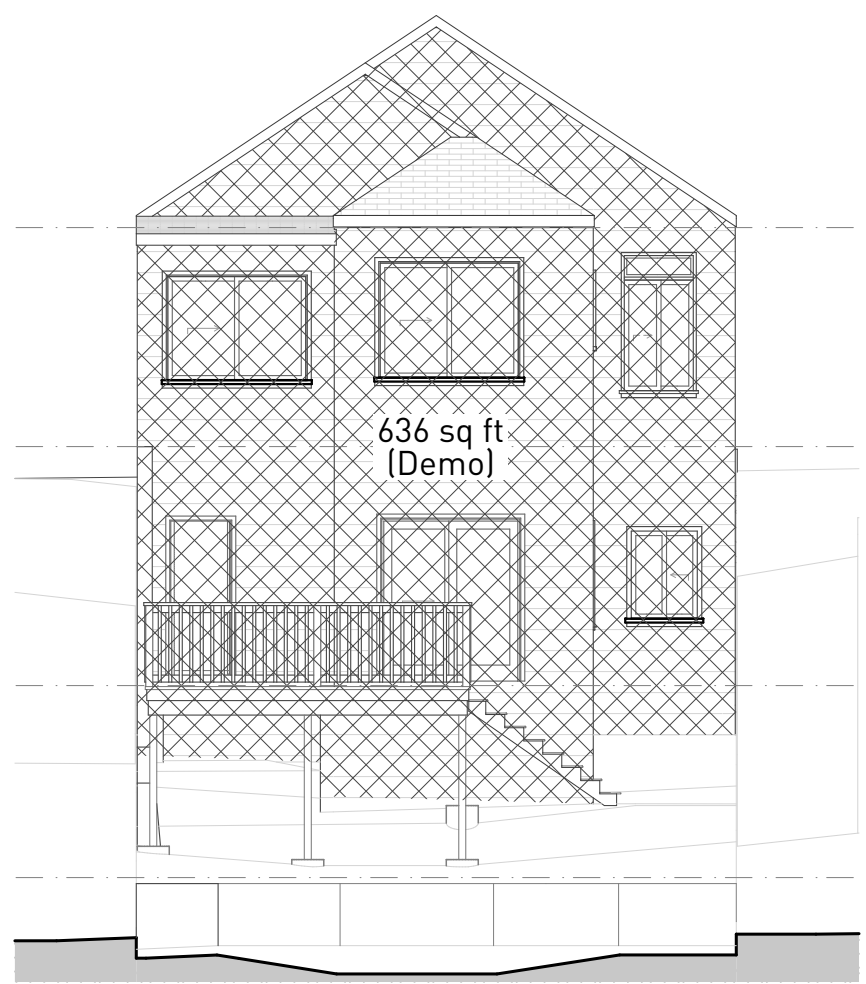
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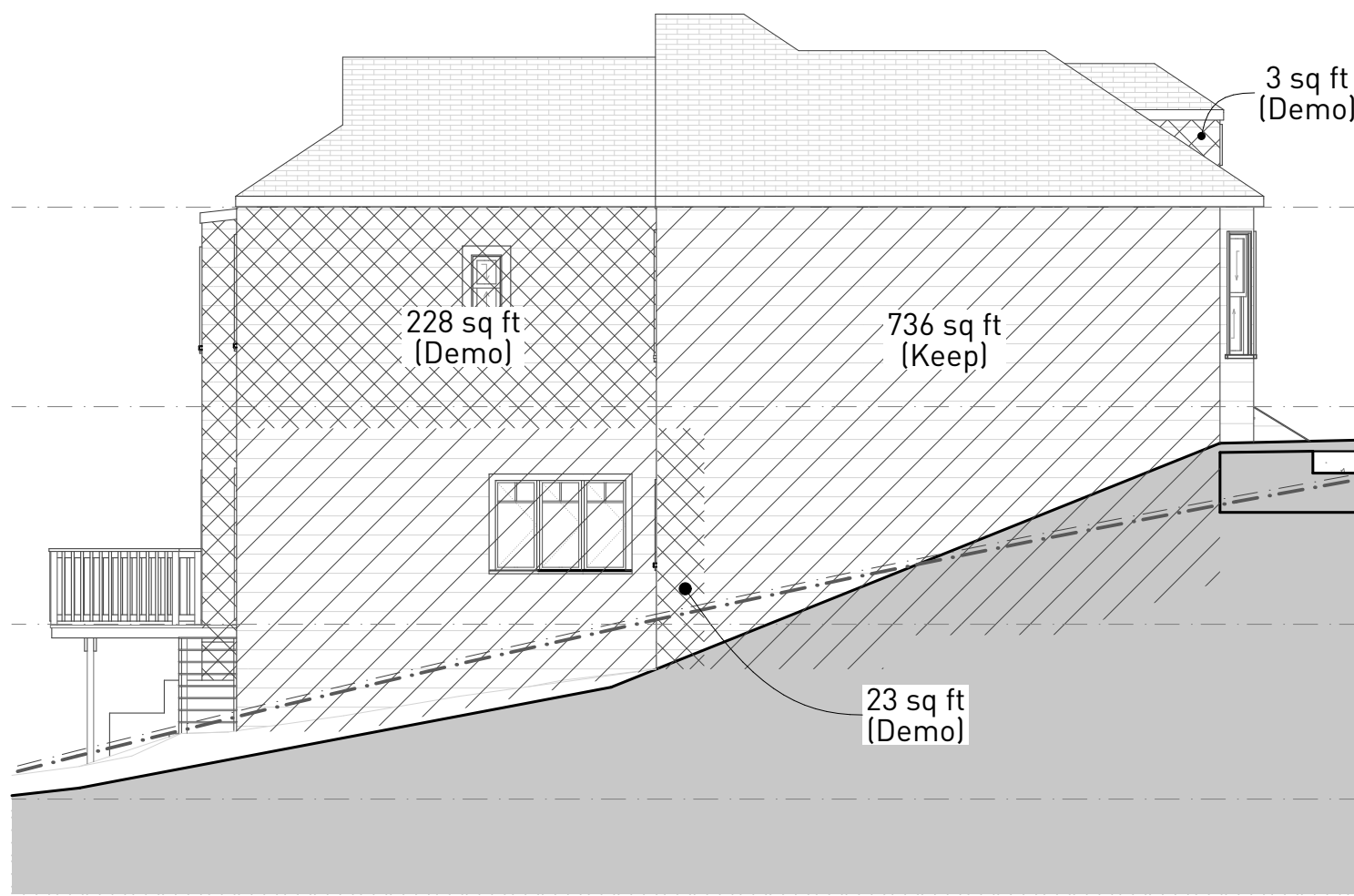
Sheet **A4.2**



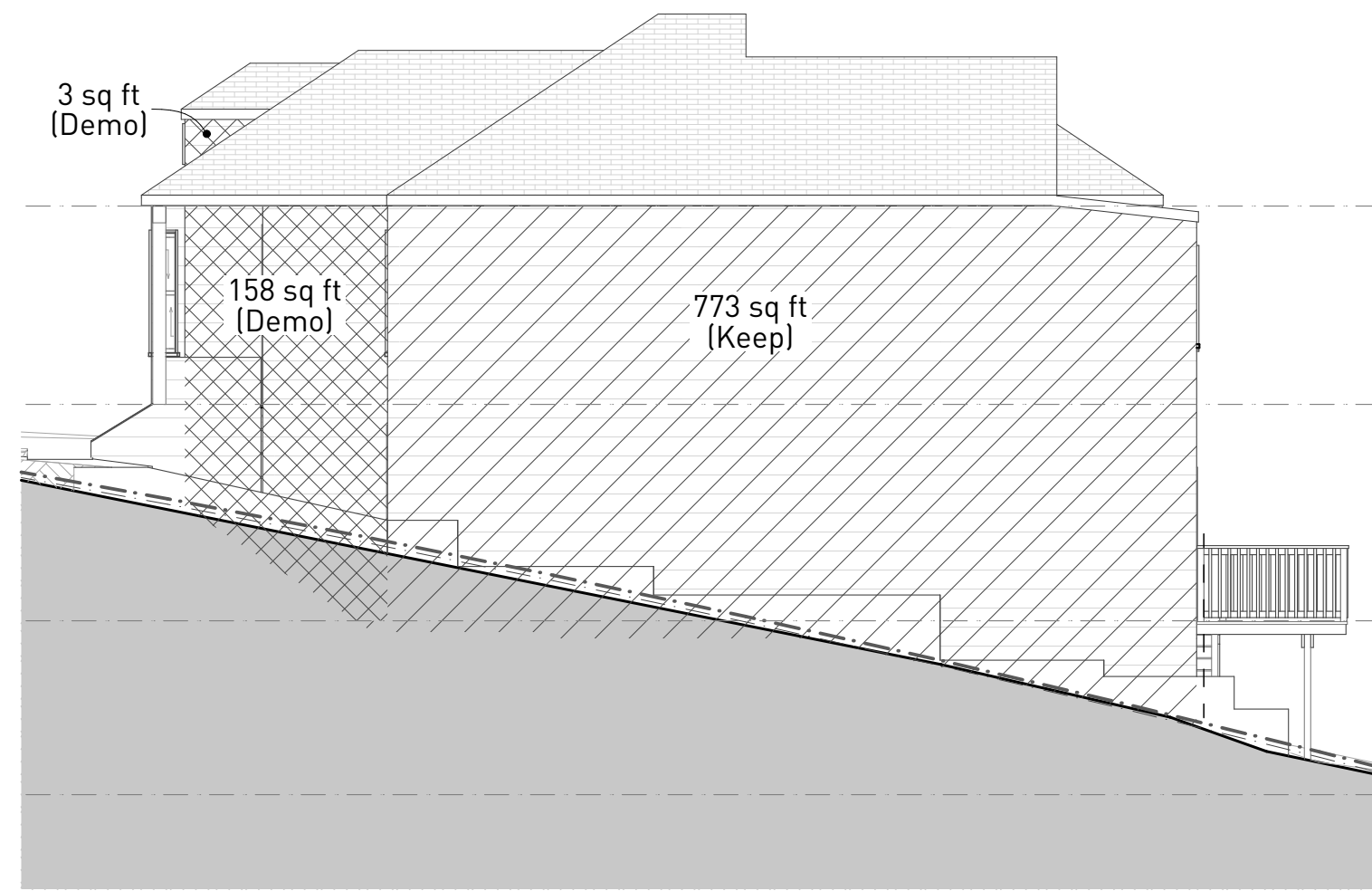
5 Demo Calc. Diagram @ N. Elev.
A4.3 Scale: 1/8" = 1'-0"



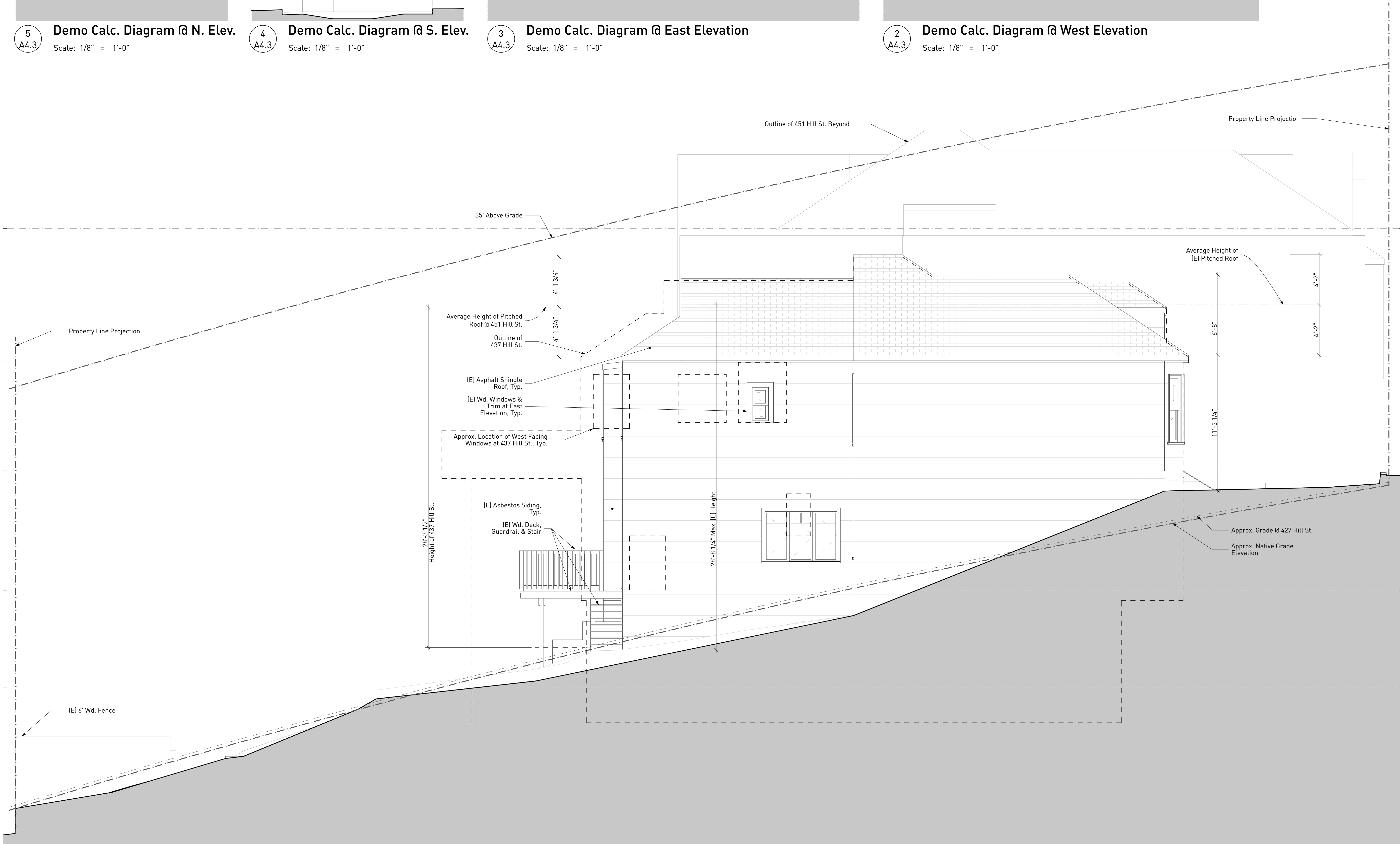
4 Demo Calc. Diagram @ S. Elev.
A4.3 Scale: 1/8" = 1'-0"



3 Demo Calc. Diagram @ East Elevation
A4.3 Scale: 1/8" = 1'-0"



2 Demo Calc. Diagram @ West Elevation
A4.3 Scale: 1/8" = 1'-0"



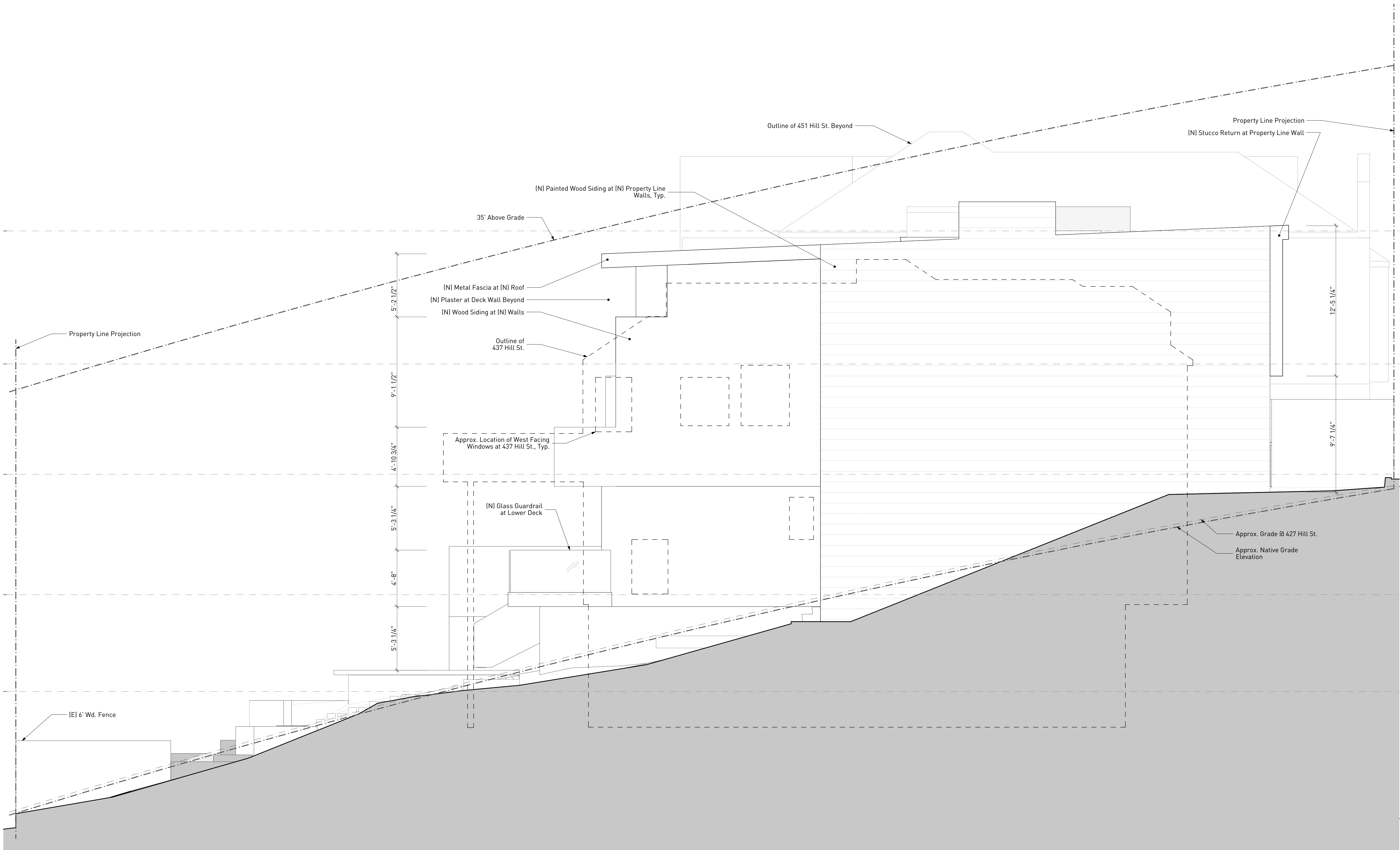
1 Existing East Elevation
A4.3 Scale: 1/4" = 1'-0"



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10/07/2019	Site Permit Revisions
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1
A4.4
Proposed East Elevation
Scale: 1/4" = 1'-0"



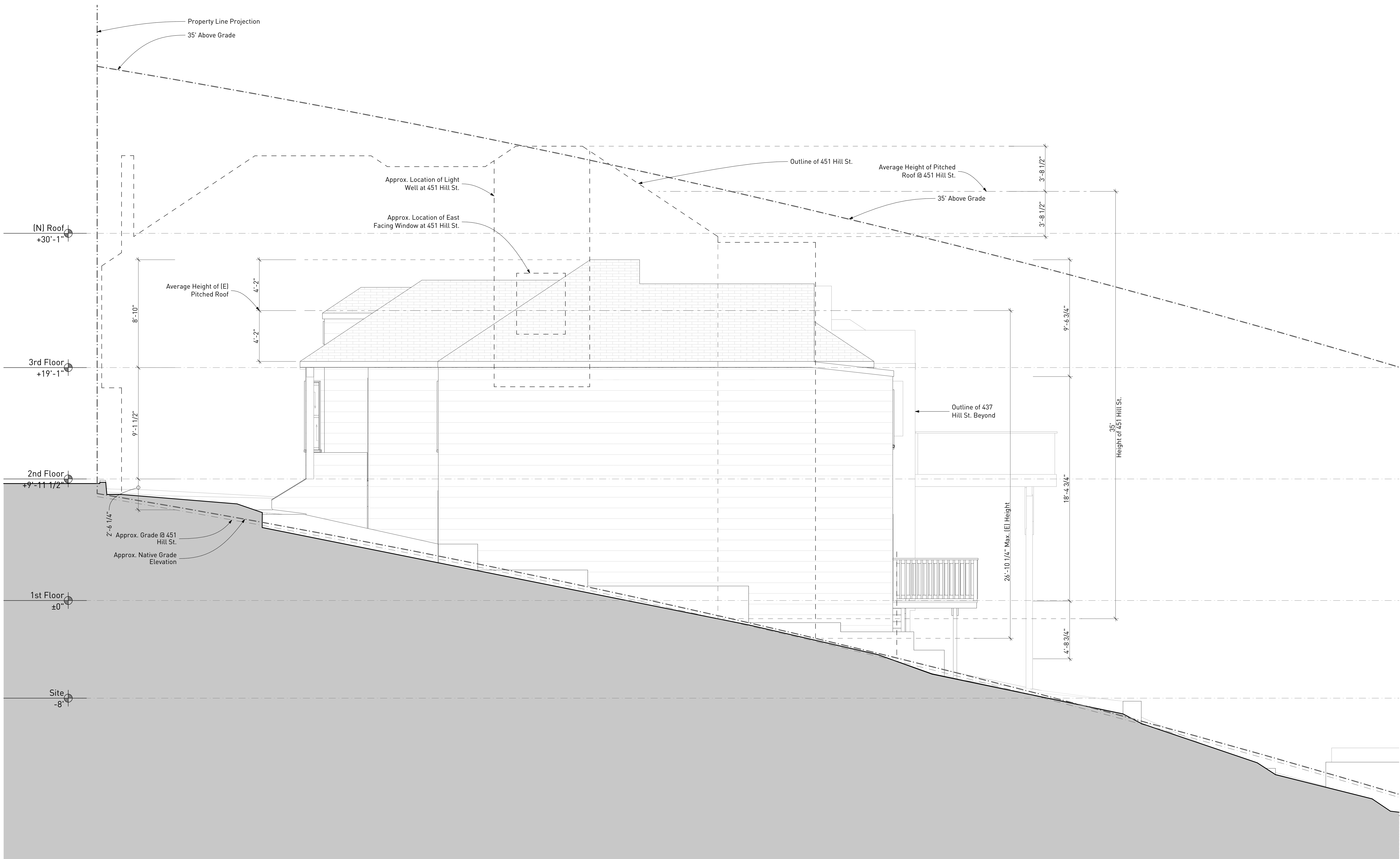
Hill Residence
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Description
Proposed East Elevation

Drawn By
Checked By
Scale
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Description

Existing West Elevation

Drawn By
Checked By
Scale

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As Noted

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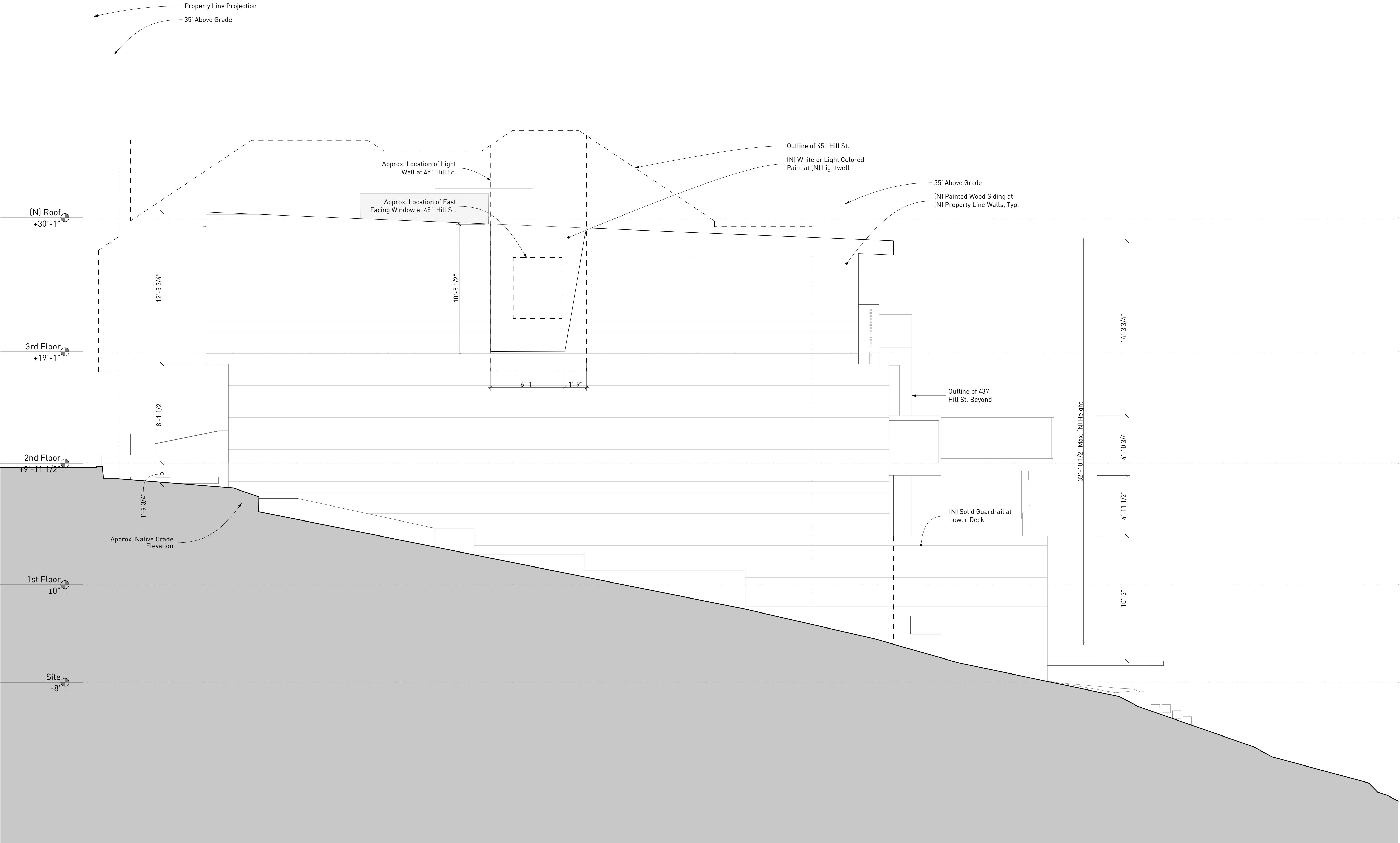
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Description
Proposed West Elevation

Drawn By
Checked By
Scale

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1
A4.6
Proposed West Elevation
Scale: 1/4" = 1'-0"



1
A5.0

Existing Longitudinal Section at Center of Lot

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

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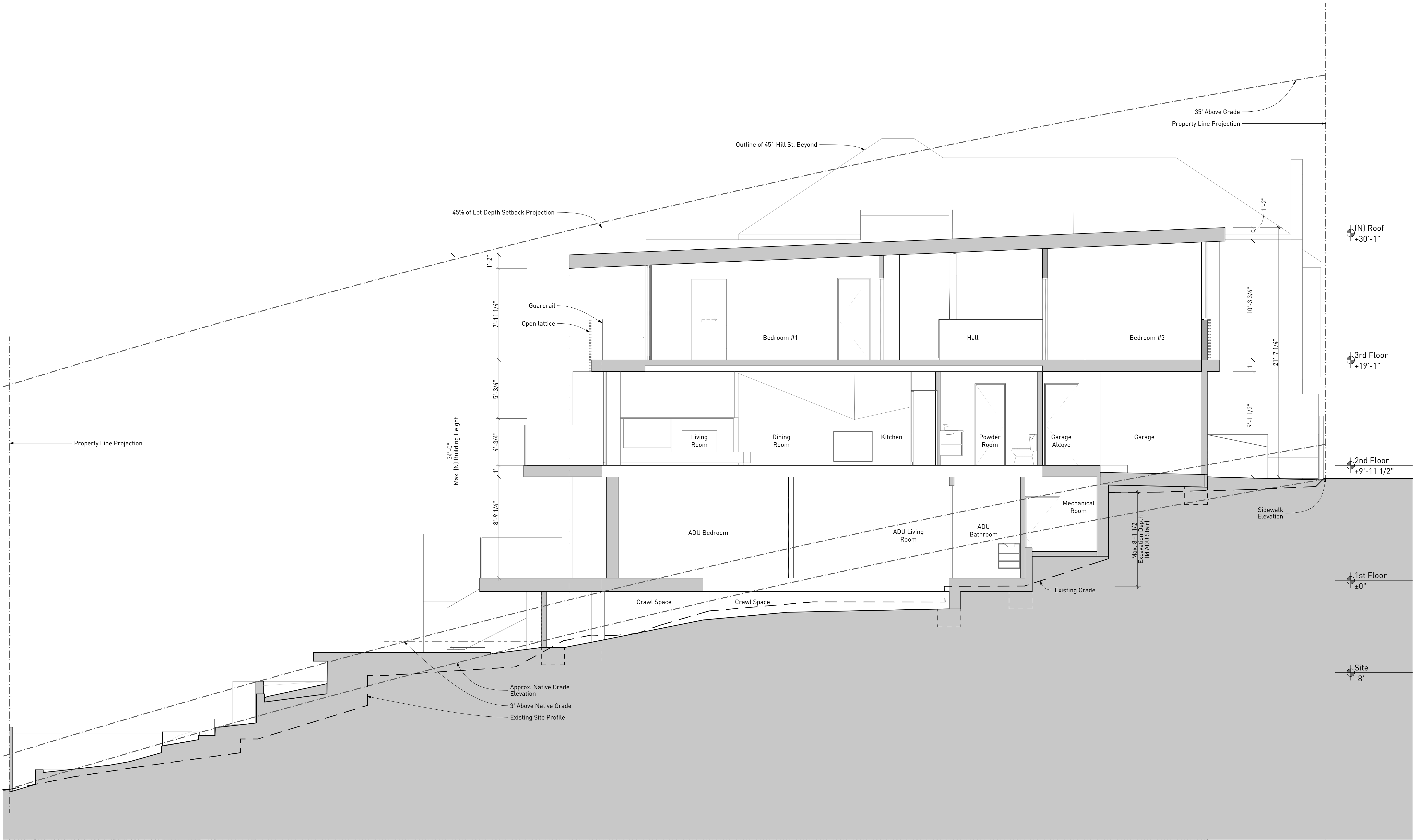
Description
Existing Longitudinal Section

Drawn By
Checked By
Scale

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Date	Issues and Revisions
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Sheet A5.0



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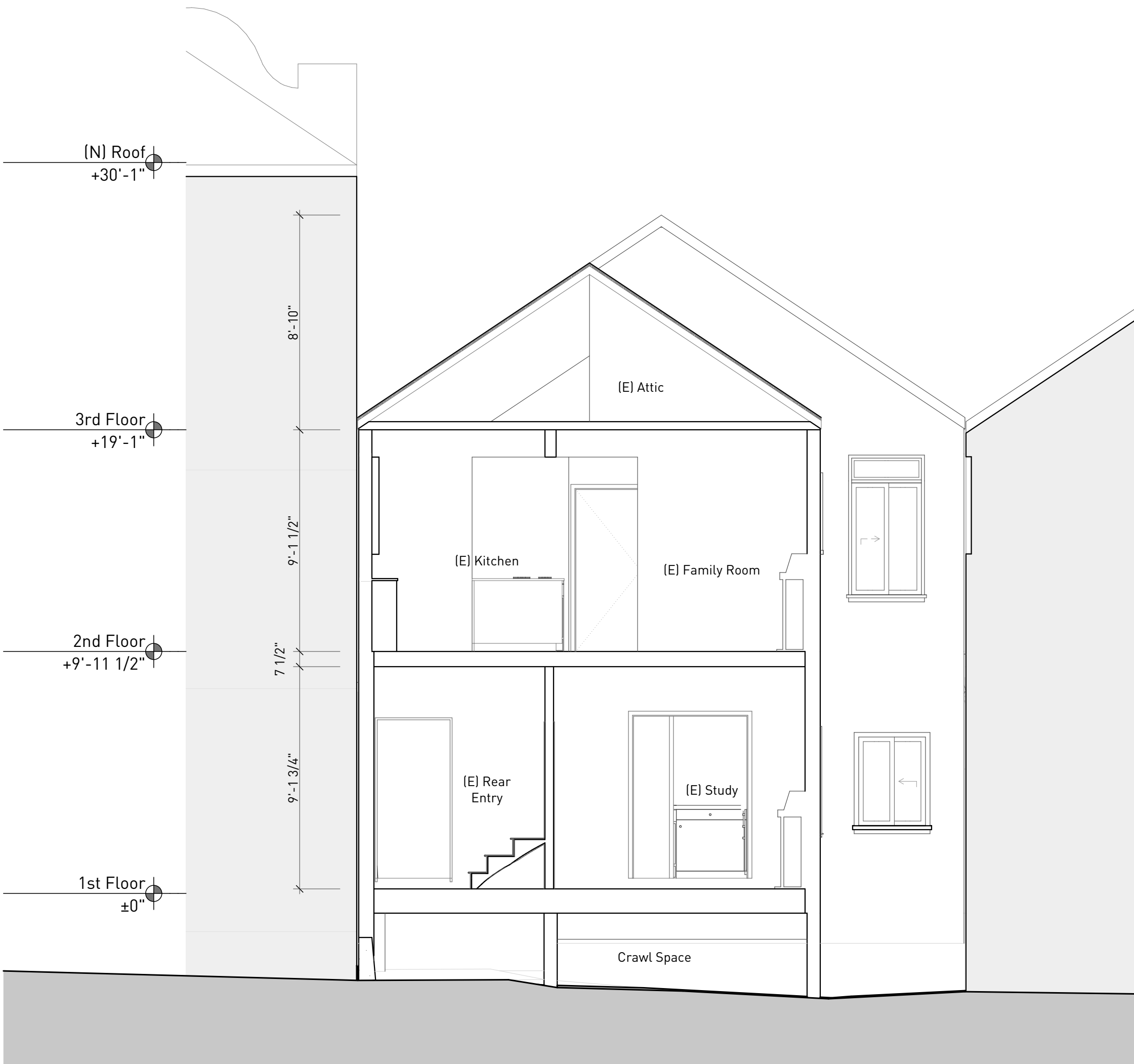
Description

Proposed Longitudinal Section

Drawn By
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Scale

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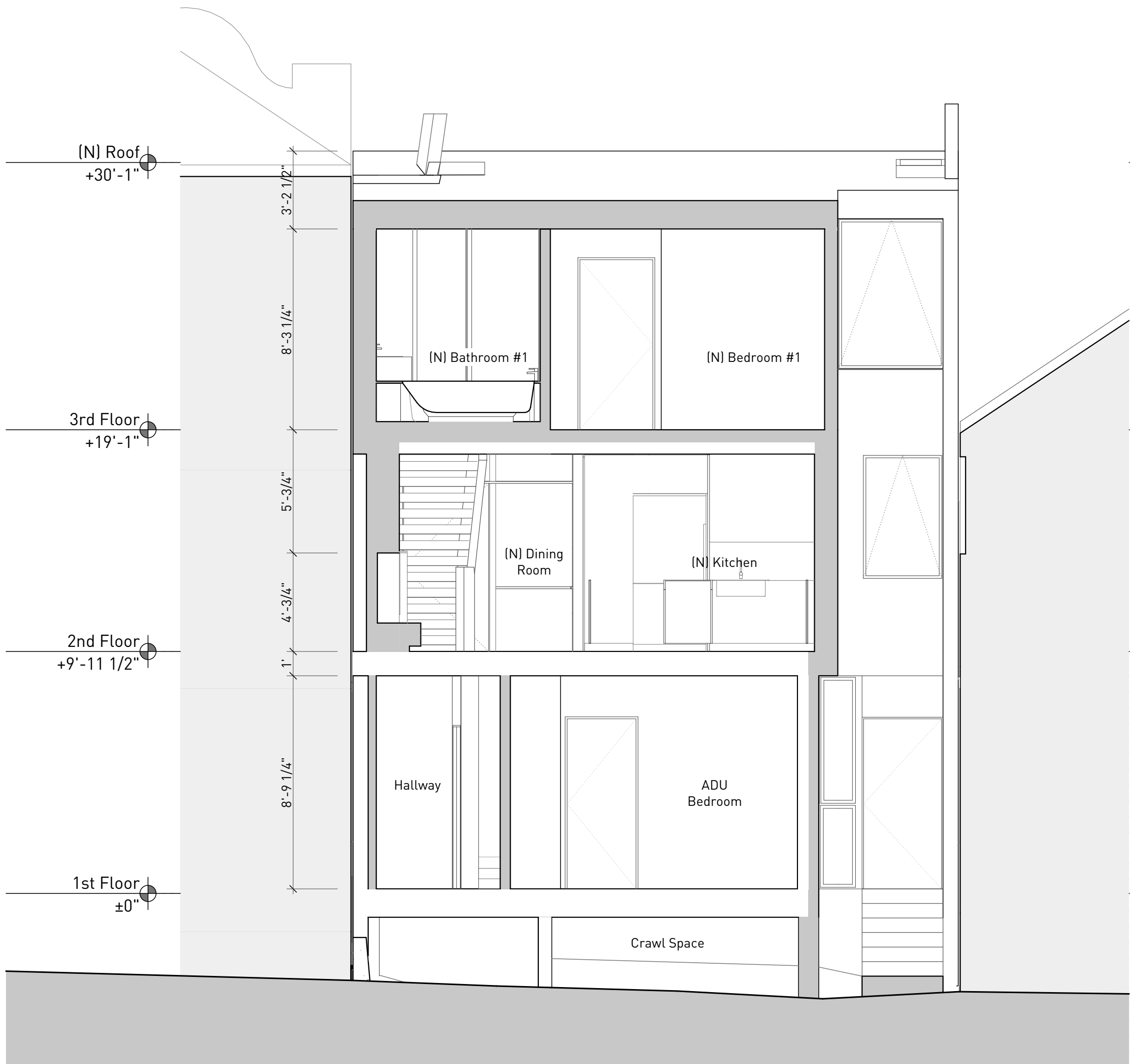
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2
A5.2

Existing Cross Section 1

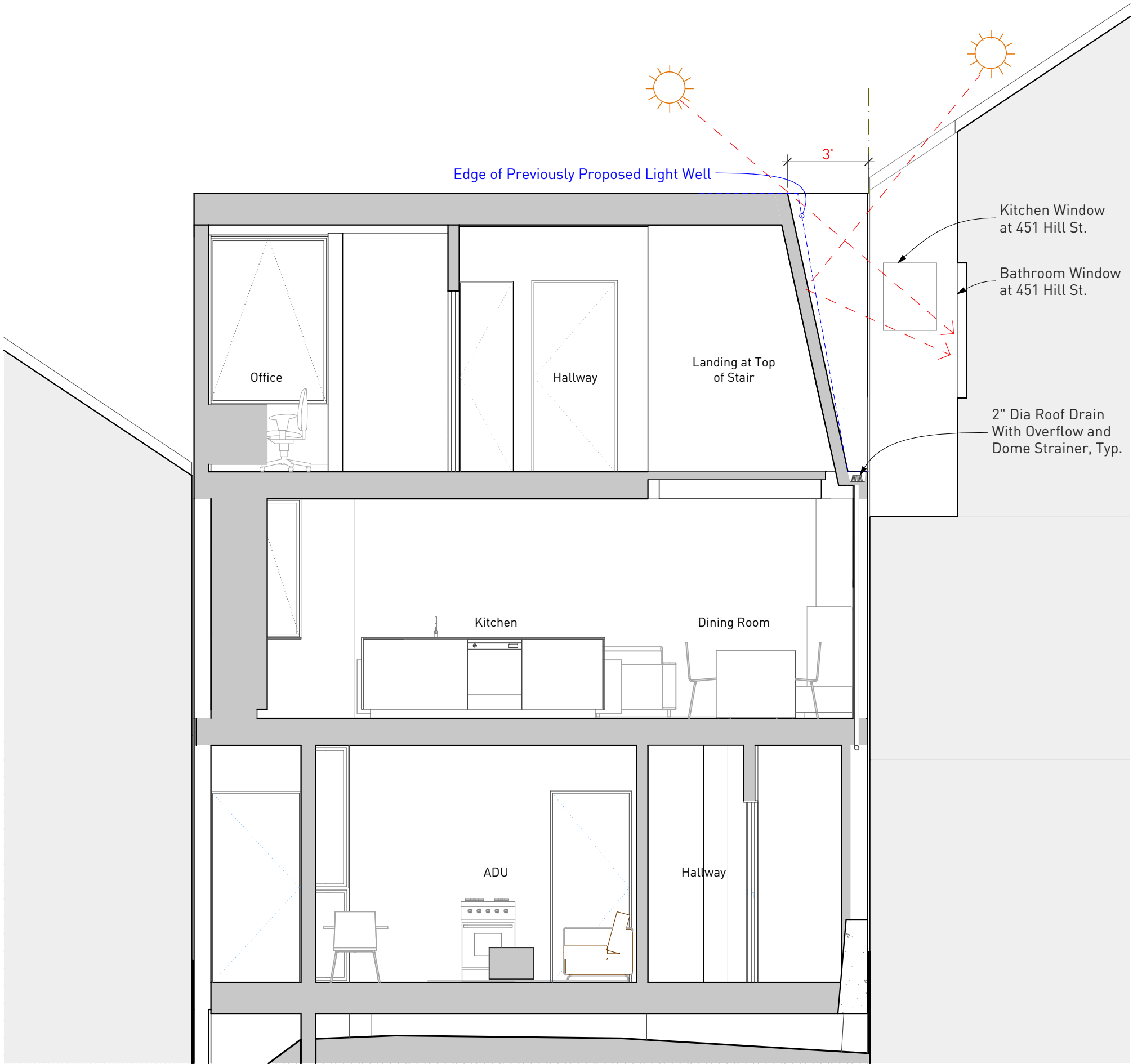
Scale: 1/4" = 1'-0"



1
A5.2

Proposed Cross Section 1

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



3
A5.2

Proposed Section at Lightwell

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



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Cross Sections

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