



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: October 8, 2020

Record No.: 2019-012663DRP-03
Project Address: 375-377 Hearst Avenue
Permit Applications: 2019.0702.4992
Zoning: RH-1 [Residential House-Single Family]
40-X Height and Bulk District
Block/Lot: 3120/ 036
Project Sponsor: Tony Lee
HW Design
1485 Bayshore Blvd. #159
San Francisco, CA 94124
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Take DR and Approve with Modifications

Project Description

The project proposes to construct to a three-story horizontal rear addition including exterior stairs and decks to the existing two-unit building. The building currently consists of one conforming dwelling unit and one non-conforming dwelling unit. The rear expansion is allocated to the conforming dwelling unit only.

This is a revision to BPA# 2018.1207.7797 to legalize removal of portions of the rear wall and to comply with Planning Enforcement Case No. 2019-012663ENF.

Site Description and Present Use

The site is 25' wide x 112'-6" deep lateral sloping lot containing an existing 2-story, two-family home. The existing building is a Category 'B' - potential historic resource built in 1907.

Surrounding Properties and Neighborhood

The buildings on this block of Hearst Avenue are 2-story stucco houses fronting the street with. The mid-block open space is defined by an irregular depth of buildings, as exemplified by the much shallower adjacent neighbor to the west and the much deeper building to the west of it.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	July 15, 2020– August 14, 2020	8.14 2020	10.8. 2020	55 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	September 19, 2020	September 19, 2020	20 days
Mailed Notice	20 days	September 19, 2020	September 19, 2020	20 days
Online Notice	20 days	September 19, 2020	September 19, 2020	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	1
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

Environmental Review

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

DR Requestors

1. Kathleen Echiverri of 379 Hearst Avenue, resident of the adjacent property to the west of the proposed project.
2. Gregory McKinney of 371 Hearst Avenue, resident of the adjacent property to the east of the proposed project.
3. Lisa Spinali of 486 Edna Street, resident of the property to the west of the proposed project

DR Requestor’s Concerns and Proposed Alternatives

DR requestor 1:

Is concerned that the proposed project:

1. is out of scale for the neighborhood;
2. will block sunlight to neighboring properties;
3. will impact privacy from decks and windows;
4. will disrupt the mid-block open space and;
5. the size and number of rooms and bathrooms seem to suggest a boarding house with independent single room units which is not consistent with the single-family home nature of the neighborhood.

DR requestor 2:

Is concerned that the proposed project:

1. is out of scale for the neighborhood;
2. will block sunlight to neighboring properties;
3. will impact privacy from decks and windows;
4. will disrupt the mid-block open space and;
5. the size and number of rooms and bathrooms seem to suggest a boarding house with independent single room units which is not consistent with the single-family home nature of the neighborhood.

Proposed alternatives:

Build within the existing building volume.

See attached *Discretionary Review Application*, dated August 14, 2020.

DR requestor 3:

Is concerned that the proposed project:

1. is out of scale for the neighborhood;
2. will block sunlight to neighboring properties;
3. will impact privacy from decks and windows;
4. will disrupt the mid-block open space and;
5. the size and number of rooms and bathrooms seem to suggest a boarding house with independent single room units which is not consistent with the single-family home nature of the neighborhood.

Proposed alternatives:

Revert to the previous proposed plans of Building permit #2018.1207.7797

See attached *Discretionary Review Application*, dated August 14, 2020.

Project Sponsor’s Response to DR Application

The proposal is code-complying and has been meticulously reviewed by the Planning Department for compliance with guidelines. There is nothing exceptional about this proposal. Side setbacks have been provided to ensure privacy. The project sponsor is willing to remove some side facing windows to ensure privacy between properties.

See attached Response to Discretionary Review, dated September 8, 2020

Department Review

The Planning Department’s Residential Design Advisory Team (RDAT) found that there are exceptional and extraordinary circumstance with respect to this proposal and some modifications are necessary to ensure conformity with guidelines related to building scale at the rear, access to mid-block open space, and privacy. The existing non-conforming unit is not being expanded.

Therefore, staff recommends modifying the proposal to:

1. Reduce the extent of the rear extension of the upper two floors no further than from 3 feet beyond the rear wall of the neighboring building to the east (at 379 Hearst) while maintaining a 5’ side setback adjacent to 371 Hearst.
2. Reduce the size of the deck on top of the lower level no further than 10’ from the second level rear wall with 5’ side setbacks from adjacent property line.

Recommendation: Take DR and Approve with Modifications

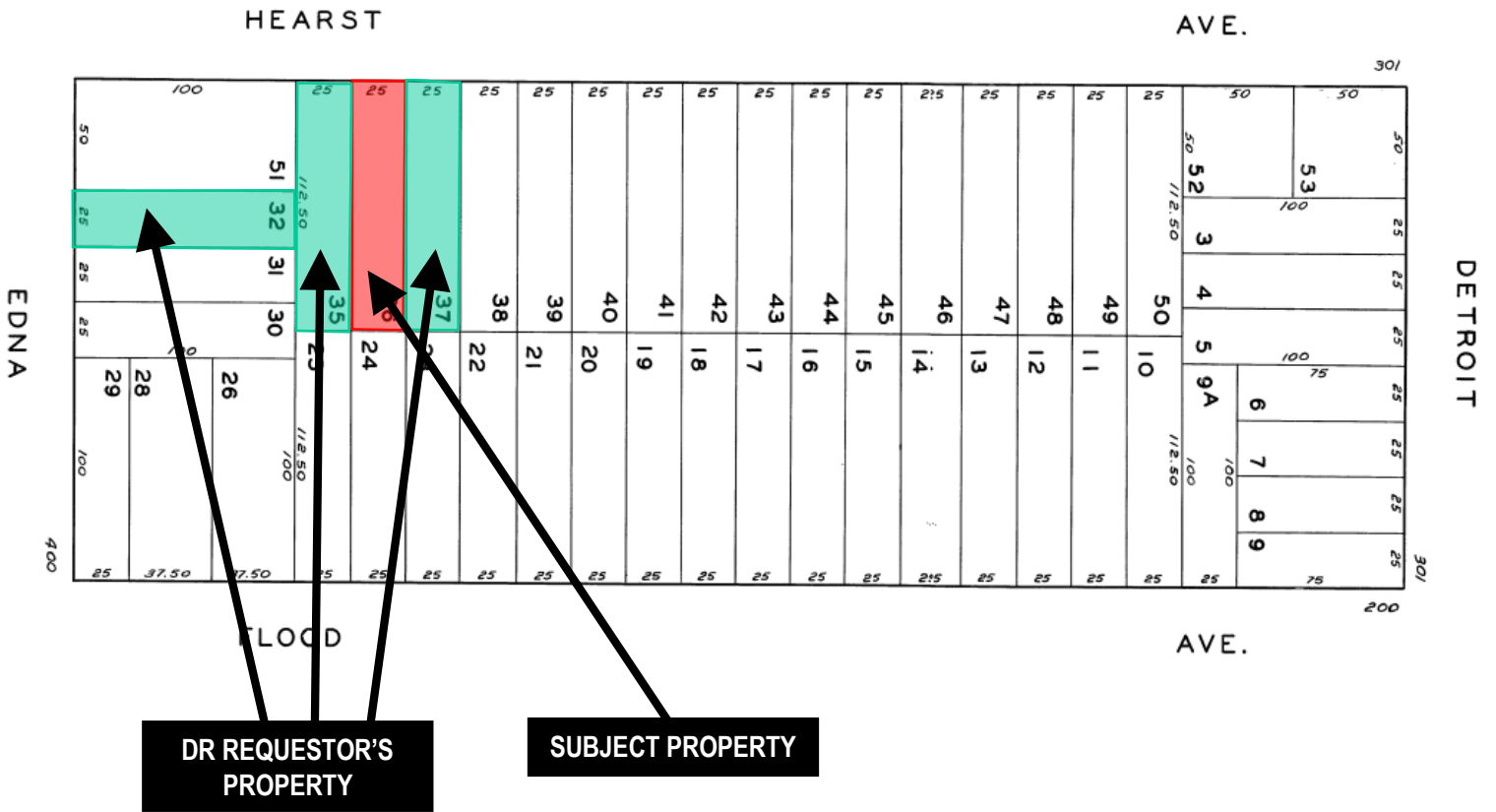
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application, dated September 8, 2020
Plan set for BPA# 2108.1207.7797
311 plans showing revisions to BPA# 2108.1207.7797

Exhibits

Discretionary Review Hearing
Case Number 2019-012663DRP-03
375-377 Hearst Avenue

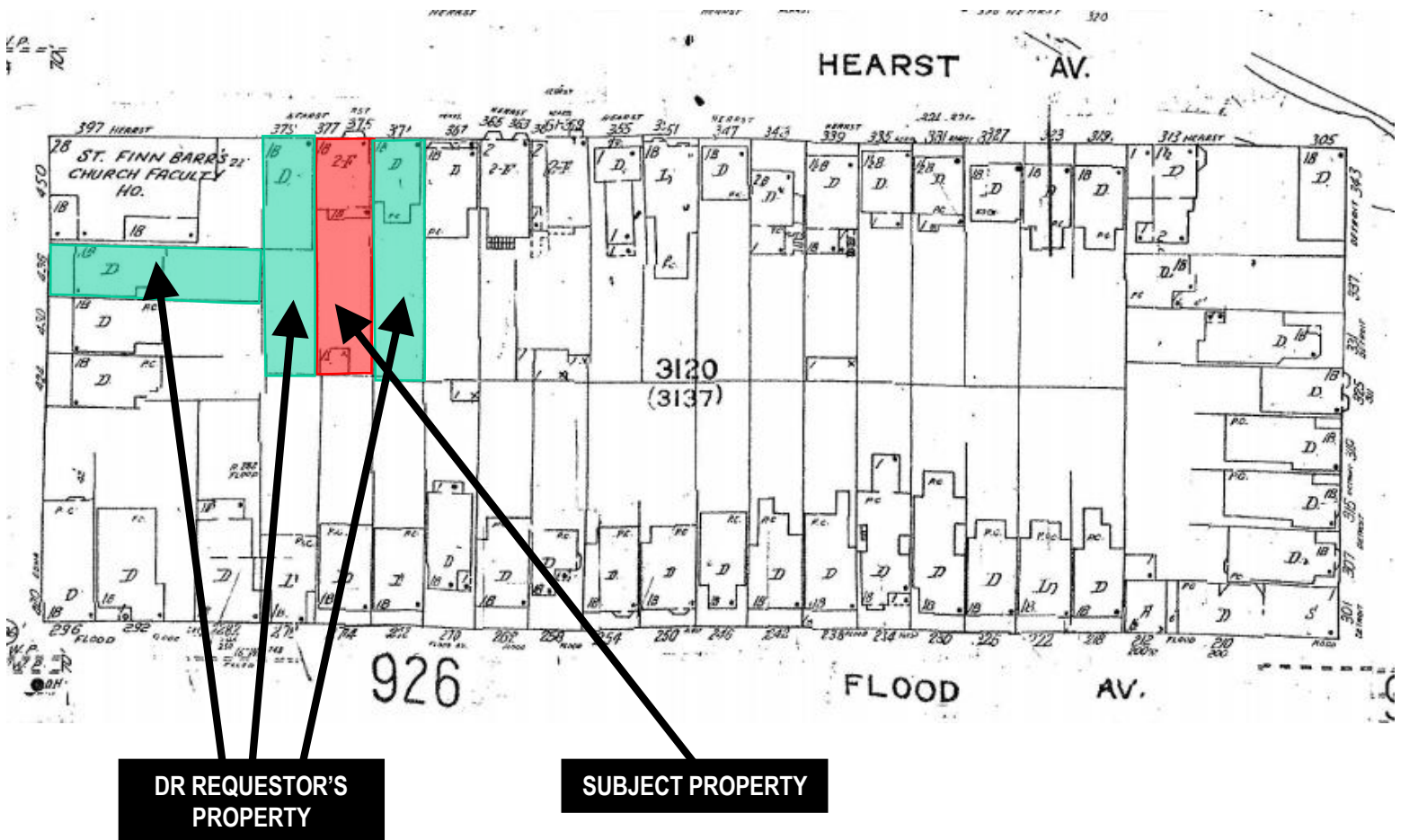
Parcel Map



Discretionary Review Hearing
Case Number 2019-012663DRP-03
375-377 Hearst Avenue



Sanborn Map*

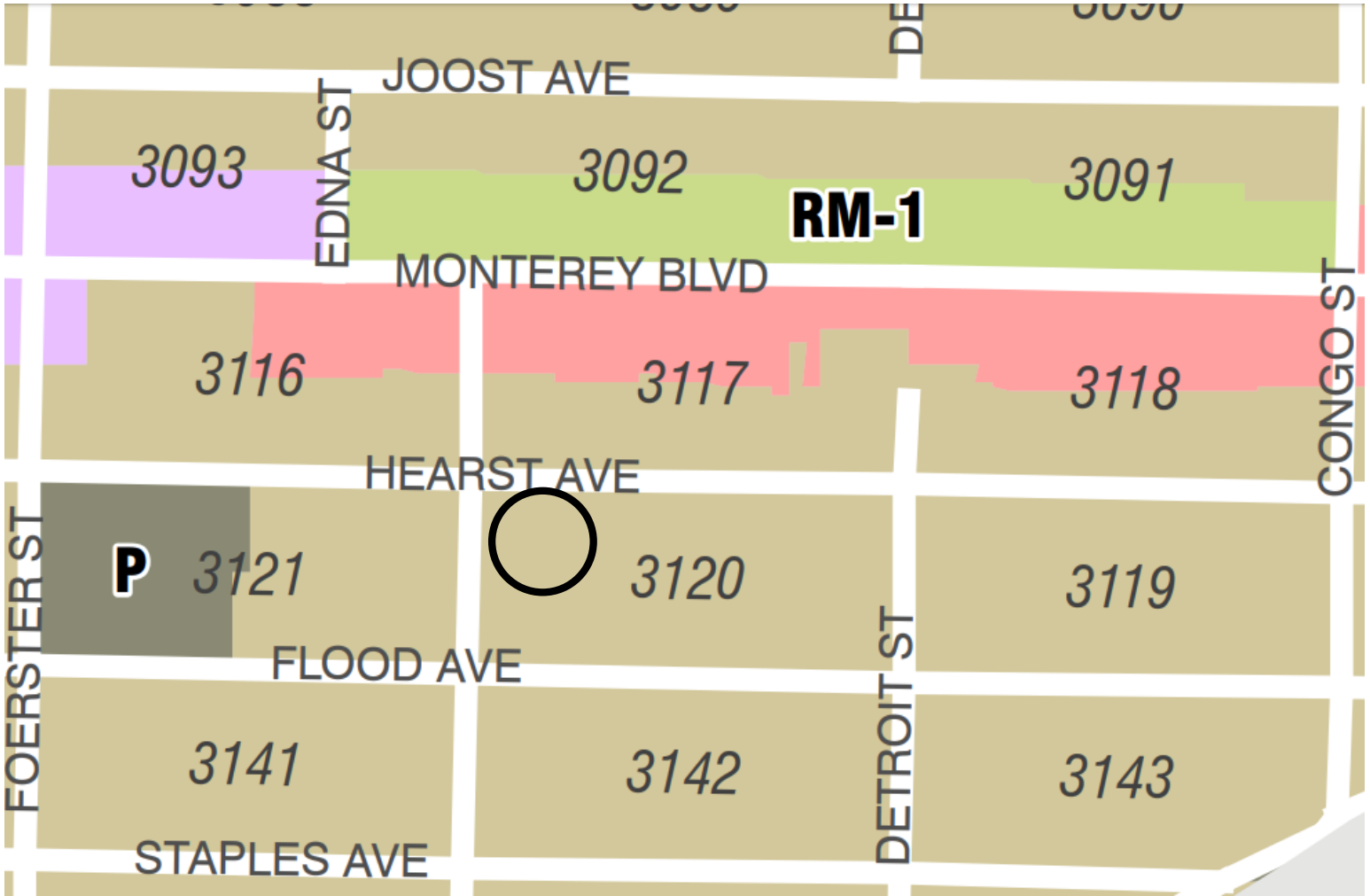


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



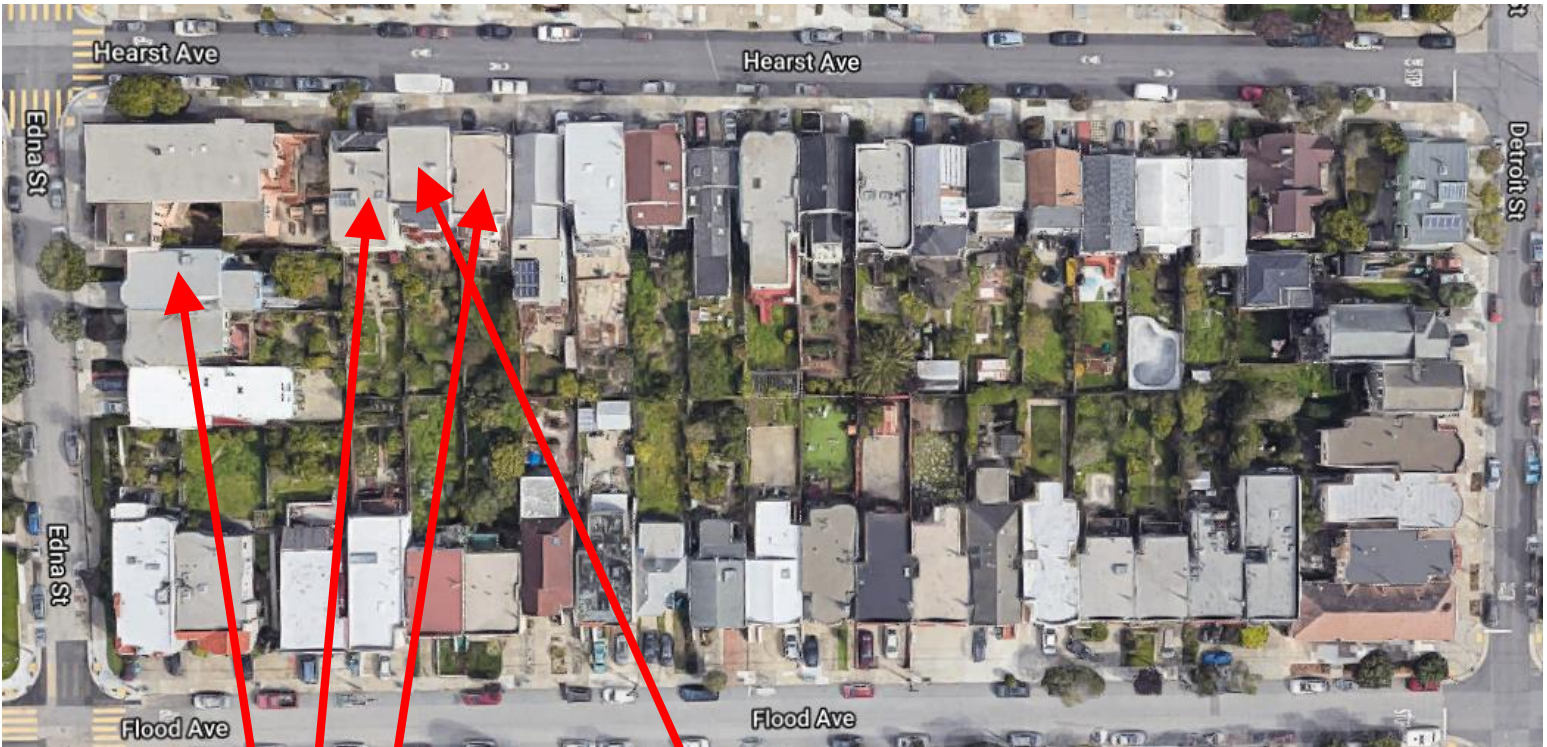
Discretionary Review Hearing
Case Number 2019-012663DRP-03
375-377 Hearst Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2019-012663DRP-03
375-377 Hearst Avenue

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-012663DRP-03
375-377 Hearst Avenue

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-012663DRP-03
375-377 Hearst Avenue

Aerial Photo



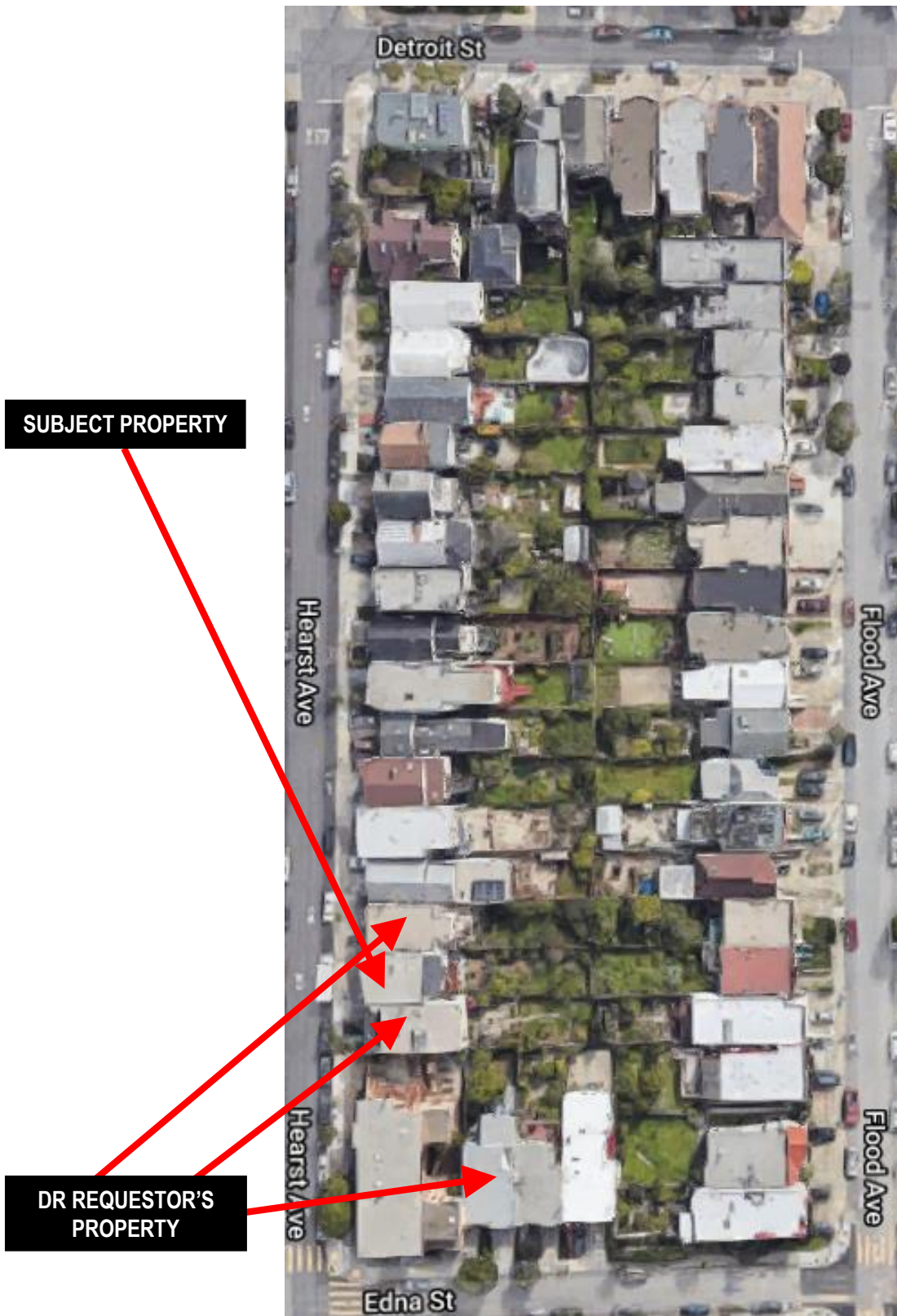
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-012663DRP-03
375-377 Hearst Avenue

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2019-012663DRP-03
375-377 Hearst Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-012663DRP-03
375-377 Hearst Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 2, 2019**, Building Permit Application No. **201907024992** was filed for work at the Project Address below.

Notice Date: July 15, 2020

Expiration Date: August 14, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	375-377 Hearst Ave	Applicant:	Tony Lee
Cross Street(s):	Edna Street	Address:	1485 Bayshore Blvd #159
Block/Lot No.:	3120 / 036	City, State:	San Francisco, CA 94124
Zoning District(s):	RH-1 /40-X	Telephone:	415-640-6474
Record Number:	2019-012663PRJ	Email:	Hwdesign228@gmail.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 type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	35'-3"	78'-9"
Rear Yard	77'-3"	33'-9"
Building Height	25'-8"	No Change
Number of Stories	2 over basement	No Change
Number of Dwelling Units	2	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The project is to comply with Planning Enforcement Case No. 2019-012663ENF. A revision to BPA# 201812077797 to legalize removal of portions of the rear wall and proposes a three-story horizontal addition to the existing two-unit building. The building currently consists of one conforming dwelling unit and one non-conforming dwelling unit. The rear expansion is allocated to the conforming dwelling unit only.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

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:
Stephanie Cisneros, 415-575-9186, Stephanie.Cisneros@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

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 specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at pic@sfgov.org.

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. Contact the project Applicant to get more information and to discuss 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. 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 that 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 ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

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. The Board of Appeals is accepting appeals via e-mail. 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 Board of Supervisors at bos.legislation@sfgov.org, 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)
377 Hearst Ave		3120036
Case No.		Permit No.
2019-012663PRJ		201907024992
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Work exceeding scope - remodel of approx. 20% of the structure at rear of property including exterior stairs and deck exceeds approved drawings. The project is to comply with Planning Enforcement Case No. 2019-012663ENF. A revision to BPA# 201812077797 to legalize removal of portions of the rear wall and proposes a three-story horizontal addition to the existing two-unit building. The building currently consists of one conforming dwelling unit and one non-conforming dwelling unit. The rear expansion is allocated to the conforming dwelling unit only.</p>		

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"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).</p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p>	

**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 checked="" 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 checked="" 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 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 checked="" 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 type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
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.	06/29/2020
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.

MODIFIED PROJECT DESCRIPTION

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:



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Fifth Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: _____

Address: _____

Email Address: _____

Telephone: _____

Information on the Owner of the Property Being Developed

Name: _____

Company/Organization: _____

Address: _____

Email Address: _____

Telephone: _____

Property Information and Related Applications

Project Address: _____

Block/Lot(s): _____

Building Permit Application No(s): _____

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		
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.		

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 cite specific sections of the Residential Design Guidelines.

-
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.

-
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?

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

Name (Printed)

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Fifth Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: _____

Address: _____

Email Address: _____

Telephone: _____

Information on the Owner of the Property Being Developed

Name: _____

Company/Organization: _____

Address: _____

Email Address: _____

Telephone: _____

Property Information and Related Applications

Project Address: _____

Block/Lot(s): _____

Building Permit Application No(s): _____

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		
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.		

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 cite specific sections of the Residential Design Guidelines.

-
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.

-
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?

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

Name (Printed)

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT TO APPLICATION REQUESTING DISCRETIONARY REVIEW

PROPERTY ADDRESS: 375-377 Hearst Ave
ASSESSOR'S PARCEL NO: Block 3120, Lot 036
ZONING DISTRICT Rh-1—Residential-House, One Family
APPLICATION NO. 201907024992

ACTIONS PRIOR TO DISCRETIONARY REVIEW REQUEST

Neighbors and concerned community members have expressed misgivings with the proposal because of its dramatic altering of the existing structure. The proposal seems completely out of place and it will shadow homes, gardens, and will invade the privacy of numerous neighbors.

B. DISCRETIONARY REVIEW REQUEST**1. Reasons for Requesting Discretionary Review**

The Commission is urged to take Discretionary Review because this is an exceptional and extraordinary circumstance and site. The project *technically* can go to the 35-foot height limit and 70% into the rear yard, but the resulting new building, will present a building envelope far beyond the average or norm on Hearst Ave. The building would permanently and negatively impact the prevailing scale of the built environment on Hearst Ave and this part of the Ingleside District and for the entire block. Such a project will affect the livability of the nearby residences and will dramatically shadow neighbors.

The Proposed Project Violates the Residential Design Guidelines

The effect of extending the building some forty (40') feet into the rear yard in violation of the Code and beyond the average line for rear yard setback, is to create an incompatible design with respect to the immediate neighborhood and in the broader context of buildings in the general vicinity. Specifically, the Subject Property's proposed rear yard addition and walls of windows and massive structure significantly and negatively affect the light, privacy, and mid-block open space previously enjoyed by DR Applicants and other neighboring properties. The Subject Property's plan (i) obstructs light and air from east and north and west-facing rear windows located on all floors of the DR applicants' and all other neighboring properties; (ii) creates a direct line-of-sight from Subject Property into neighbors' residential levels of property, and (iii) encroaches into the mid-block open space.

These significant negative impacts on the Applicants' neighboring property conflict with the following provisions of the Residential Design Guidelines which require that the building:

- (A) maintains light to adjacent properties. (Design Principles, pg. 5; Rear Yard Guideline, pg. 16)
- (B) minimizes impacts on privacy to neighboring interior living spaces. (Design Principles, Rear Yard Guideline, pg. 17)
- (C) respects the mid-block open space. The building must be compatible with the existing

building scale at the mid-block open space. (Design Principles, pg. 5; Building Scale at the Mid-Block Open Space Guideline, pg. 25)

The project appears to be a near complete-demolition and reconstruction of a new ground floor and addition of a new foundation under the existing building and the addition of an entire new floor where there was previously a basement crawl space. Other than the façade, no portion of the existing building is evident in the final design. It is a violation of the letter and spirit of the Code to allow an increase in naturally affordable rent-controlled units in a non-confirming building of the size and to eliminate completely one of the affordable rent-controlled units. The project contemplates the addition of nearly 2,500 square feet of new occupiable space in a building of two affordable, rent-controlled units. One less than 800 square feet.

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

Approval of the proposed structure's expansion will significantly and negatively affect the light, privacy, and mid-block open space previously enjoyed by Applicants property, and the neighbors located immediately east of the Subject Property, and other neighboring properties.

Specifically, the Subject Property's plan would negatively impact access to light air and open space greatly impacting Applicants' enjoyment of his property in violation of Guiding Design Principles and Rear Yard Guidelines; violates privacy by creating a direct line-of-sight from Subject Property's walls of windows into the interior living space of neighbors causing loss of privacy in violation of Guiding Design Principles and Rear Yard Guidelines, and encroaches into the mid-block open space thereby depriving neighboring properties in violation of Guiding Design Principles and Building Scale at the Mid-Block Open Space Guidelines. Mid-block open space is at a real premium on this block as it is densely configured and on a steep hillside.

The Project Violates the City-Wide Policies by Luxuriating Affordable, Rent-Controlled Housing and Remodeling One Unit Out of Existence

An additional reason for requesting Discretionary Review of this project is best summarized as follows:

1. The existing housing stock is the City's major source of relatively affordable housing. Older and rent-controlled housing has been a long-standing resource for the City's lower- and middle-income families. According to all City and Planning Dept policies... priority must be given to the retention of existing units as a primary means to provide affordable housing. Demolition of sound existing housing should be limited, as residential demolitions and conversions can result in the loss of affordable housing. The **General Plan** discourages residential demolitions, except where they would result in replacement housing equal to or exceeding that which is to be demolished. The Planning Code and Commission already maintain STRONG CONTROLLING policies that generally require conditional use authorization or discretionary review wherever demolition is proposed.

Even if the unbelievable demolition calculations are accepted as true, the Project still results in the new construction and setting at Market Rate of at least two affordable rent-controlled housing---eliminating the rent-controlled housing without demolishing it has the exact same impact and negative effect--- “remodeling” such housing out of existence should require a conditional use or at least closer scrutiny from the Dept;

3. Suggested Changes to the Proposed Project

The neighbors would not object to a reasonable development. This current plan is not reasonable for the above-stated reasons.

- (1) **The first and foremost, reduce the depth of the proposed building to an average of the adjacent buildings, eliminating the “looming” effect.** The elimination of the extreme depth would open the property to allow more light to be cast on both adjacent neighbors and would allow more light into Common shared green space at the rear. Reducing the depth and mass would further achieve greater compatibility with the neighboring structures on Hearst Ave. and Edna Street and with the scale of this densely developed in this portion of the Ingleside District.
- (2) **Change the design to make it more compatible with the neighborhood.** Eliminate the large expanses of glass by eliminating the rear walls of windows. Require the use of materials and fenestration pattern that are compatible with the predominant character of the surrounding neighborhood and will not be a hazard to birds.
- (3) **Eliminate the parking space.** This request is consistent with the *Priority Policies of the General Plan* and would avoid exacerbating an already difficult traffic situation that exists on this street. If the sponsor needs more space it can be captured at the ground floor without creating more parking.



DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: Lisa Spinali

Address: 436 Edna Street, San Francisco, CA 94112

Email Address: lisa.spinali@gmail.com

Telephone: 415-706-3870

Applicant Information (if applicable)

Name: Same as above

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

Owner Applicant Other (see below for details)

Name: Lisa Spinali Email: lisa.spinali@gmail.com Phone: 415-706-3870

Please Select Primary Project Contact:

Owner Applicant Billing

Property Information

Project Address: 375-377 Hearst Avenue

Block/Lot(s): 3120-036

Plan Area: Planning District 13: Ingleside

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

The 311 Notice states that this project is to comply with Planning Enforcement Case # 2019-012663ENF. The revision to BPA#201812077797 will legalize removal of portions of the rear wall and proposes a three story horizontal addition to the existing two unit building. The building currently consists of one conforming dwelling unit and one non-conforming dwelling unit. The rear expansion is allocated to the conforming dwelling unit only.

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: \$165,000

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 201907024992

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?		✓
Did you participate in outside mediation on this case? (including Community Boards)		✓

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 attach a summary of the result, including any changes that were made to the proposed project.

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 cite specific sections of the Residential Design Guidelines.

The magnitude of this planned addition does not match the scale of the neighborhood nor is it a reasonable expansion upon the original 2 bedroom/1 bathroom house with 1 bedroom/1 bathroom ADU. The new house will be almost 2.5 times the size of the original house. As the former president of the Sunnyside Neighborhood Association, I understand and appreciate the need for more housing stock but this proposed project is exponentially larger than what is appropriate.

-
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.

This very large addition will block sunlight from our properties, negatively impact the greenbelt within our collective backyard, have a significant impact on our privacy, and completely destroy home views. The current design appears to be a boarding house (single rooms with attached bathrooms) and is not in keeping with the single-family homes within Sunnyside. We have had several larger homes built over the past several years but nothing at this size, scale and impact. It will be very detrimental for all those nearby as well as set a very bad precedent.

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

Please revert to the original building permit #201812077797. This original plan allowed for expansion and is a better fit with our housing stock. When asked what the owner's plan were for this building, he stated he didn't know. This response adds to the notion that this will be dormitory-like housing which also doesn't fit within the scale of the neighborhood. And for the record, I never saw the first set of plans and we asked to have them show the actual footprint of the addition by 8/11. They started yesterday, didn't finish and we can't see the true impact before the 8/14 DRR deadline.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Lisa Spinali

Name (Printed)

Owner

415-706-3870

lisa.spinali@gmail.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Lisa Spinali

Name (Printed)

August 13, 2020

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



From Kitchen Window
From Family Room Window





RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address: _____ Zip Code: _____

Building Permit Application(s): _____

Record Number: _____ Discretionary Review Coordinator: _____

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.

375-377 HEARST AVE.

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 review the attached DR application.)

Per the proposed drawings submitted, I strongly believe that it should be approved due to the meticulous review by the San Francisco Planning Department. From making multiple revisions to a formal review, a clear indicator that there is absolutely nothing to oppose. Every San Franciscan with a house in the city has the absolute right to expand per local municipal and planning codes such that the proposed residence was carefully followed under the guidelines. I totally understand that San Francisco is a dense city and oftentimes light and privacy become a topic of discussion but the proposed plans already provided sufficient setback from the sides and the rear to minimize the impact to both adjacent neighbors. In the future, when either neighbor proposes an addition, I would support it 100% as everyone has the right to do so as it would be carefully reviewed under local planning and municipal codes too. Lastly, the plans submitted follow the SF General Plan and are within the building envelope and therefore should be approved by the city.

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.

From the plans, I would close off one window in the living room and convert two windows to awning in Unit 377 to minimize the privacy concerns. Lastly, to address the light concerns, there would be a five feet setback on both sides and at the deck would provide open railing or glass railing to maximize the light to both neighbors.

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.

Initially, I purchased this residence for a multigenerational purpose and the layout of the building will fulfill my family. The project would not have any adverse impact on surrounding properties as I provided five setbacks on both sides and proper rear setbacks as well. On the 300 block of Hearst Ave with a 150 feet distance away from the subject property of 375-377 Hearst Ave, there are 3 out of 7 properties that exceed 60 feet with far less setback on both sides. Furthermore, on the 400 block of Edna Street, with 150 feet distance away from the subject property, there are 2 out of 4 properties that exceed 60 feet and one property that spans approximately 58 feet. (Picture attachment can be provided) With the current neighboring properties, it appears that there is sufficient support that the development of this size is quite common in this area. In the near future, more neighboring homes would propose an addition like this subject residence such that reverting back to the Building Permit Application 201812077797 is not equitable to have one of the shortest span houses on this block.

Project Location:

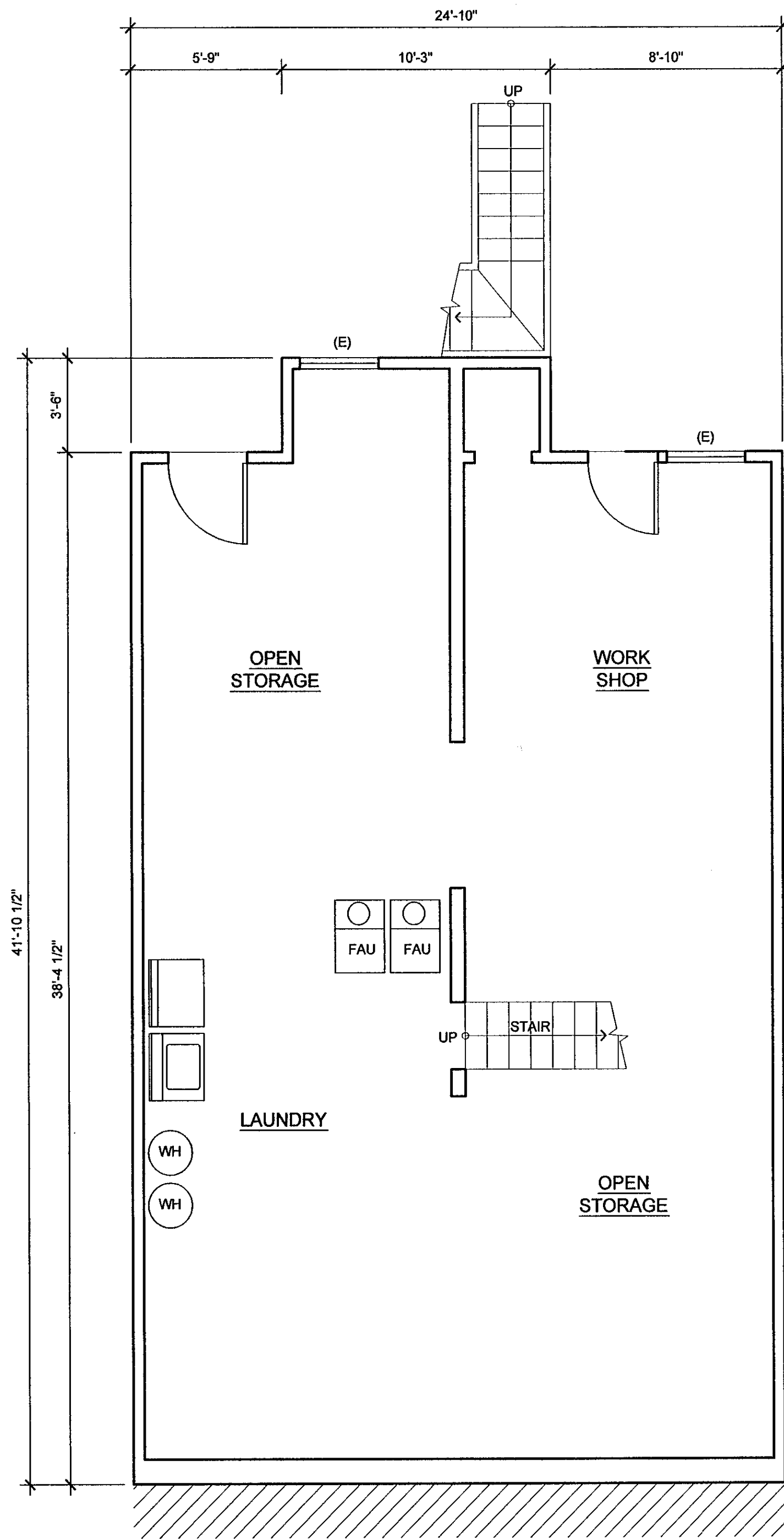
Lei Residence

375-377 Hearst Ave.
San Francisco, CA
94112
Block: 3120 Lot: 036

Property Owner:

Fillian Lei
375 Hearst Ave.
San Francisco, CA
94112

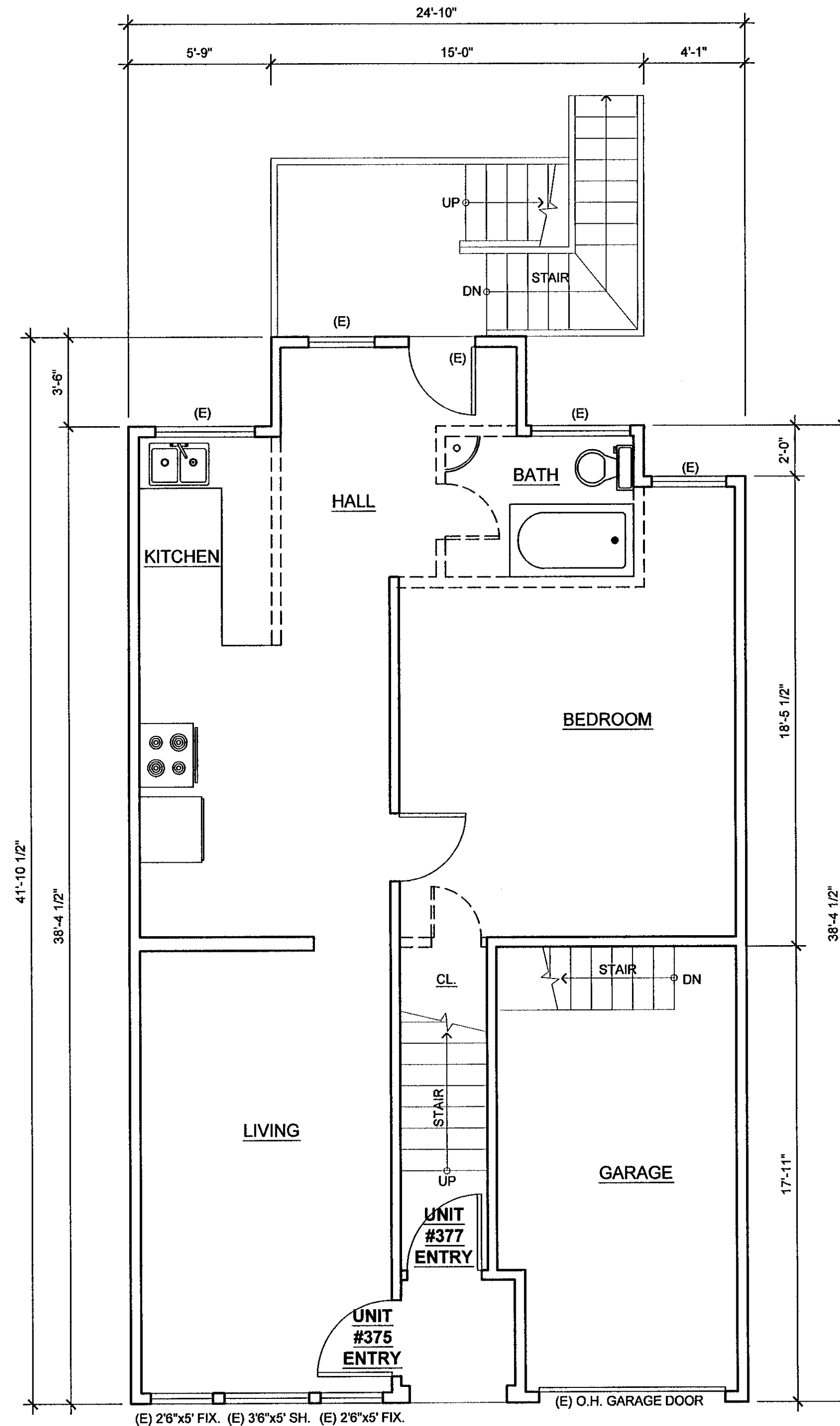
EXISTING FLOOR PLANS



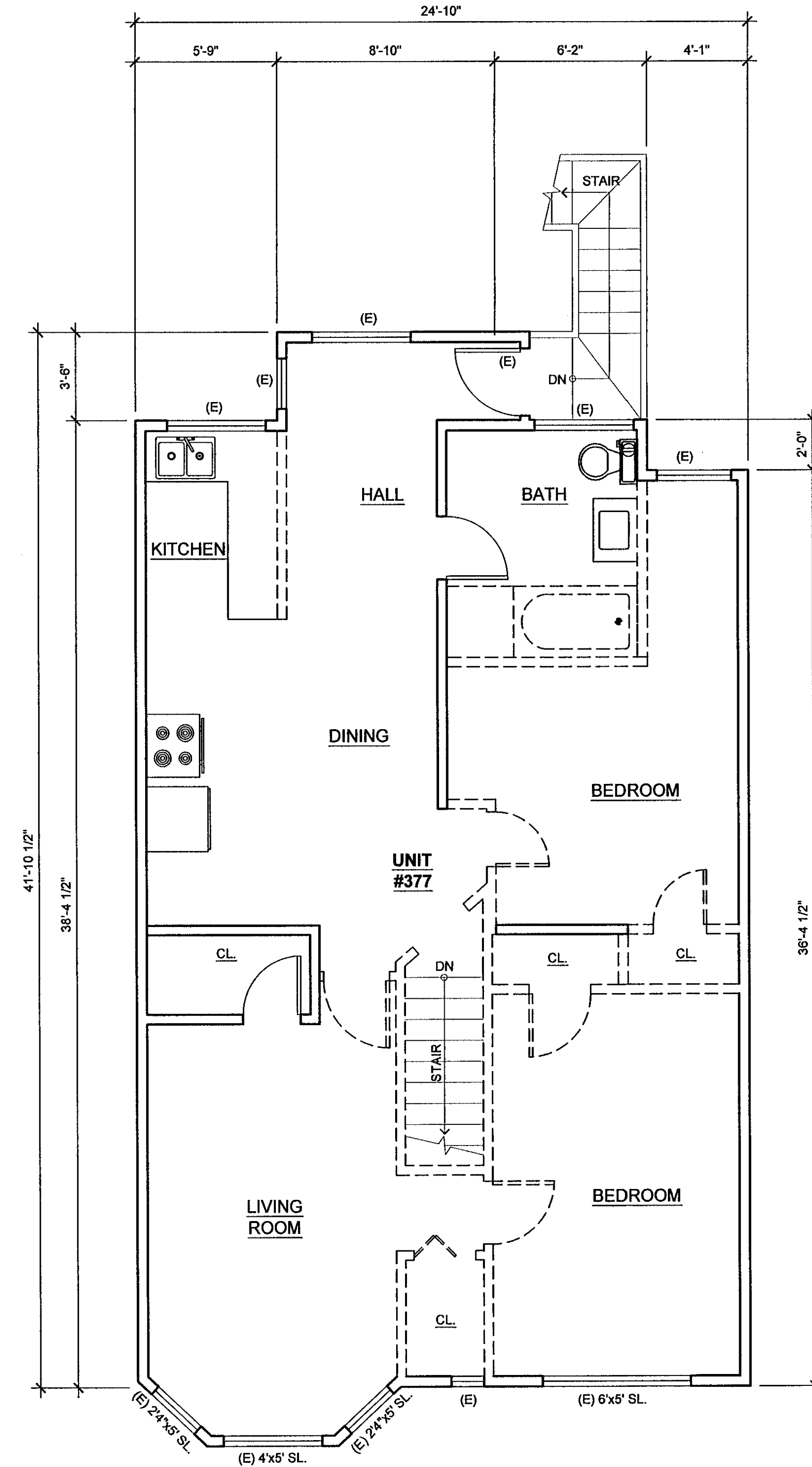
1 EXISTING LOWER LEVEL PLAN
1/4"=1'-0"



NORTH



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



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

LEGEND:
--- DEMOLITION WALL
— EXISTING WALL

INTERIOR WALL DEMO CALS.

LOWER LEVEL:
EXISTING WALL = 20 LF
WALL TO BE REMOVE = 0 LF

FIRST LEVEL:
EXISTING WALL = 96 LF
WALL TO BE REMOVE = 25 LF

SECOND LEVEL:
EXISTING WALL = 118 LF
WALL TO BE REMOVE = 77 LF

TOTAL (E) INT. WALL = 20+96+118 = 234 LF
TOTAL INT. DEMO WALL = 25+77 = 102 LF
TOTAL INT. DEMO WALL % = (102 / 234) x 100 = 43.5%
MEET REQUIREMENT: YES (43.5% < 75%)



Hel-m Law, DBI
JAN - 4 2019

1.3.19
Approved Planning Dept. Moss Corrette

APPROVED
Dept. of Building Insp.

JAN 04 2019

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

Drawn:

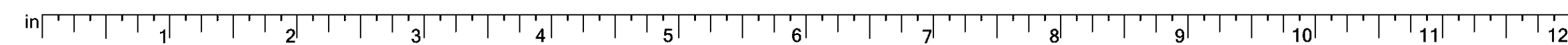
Scale: AS NOTED

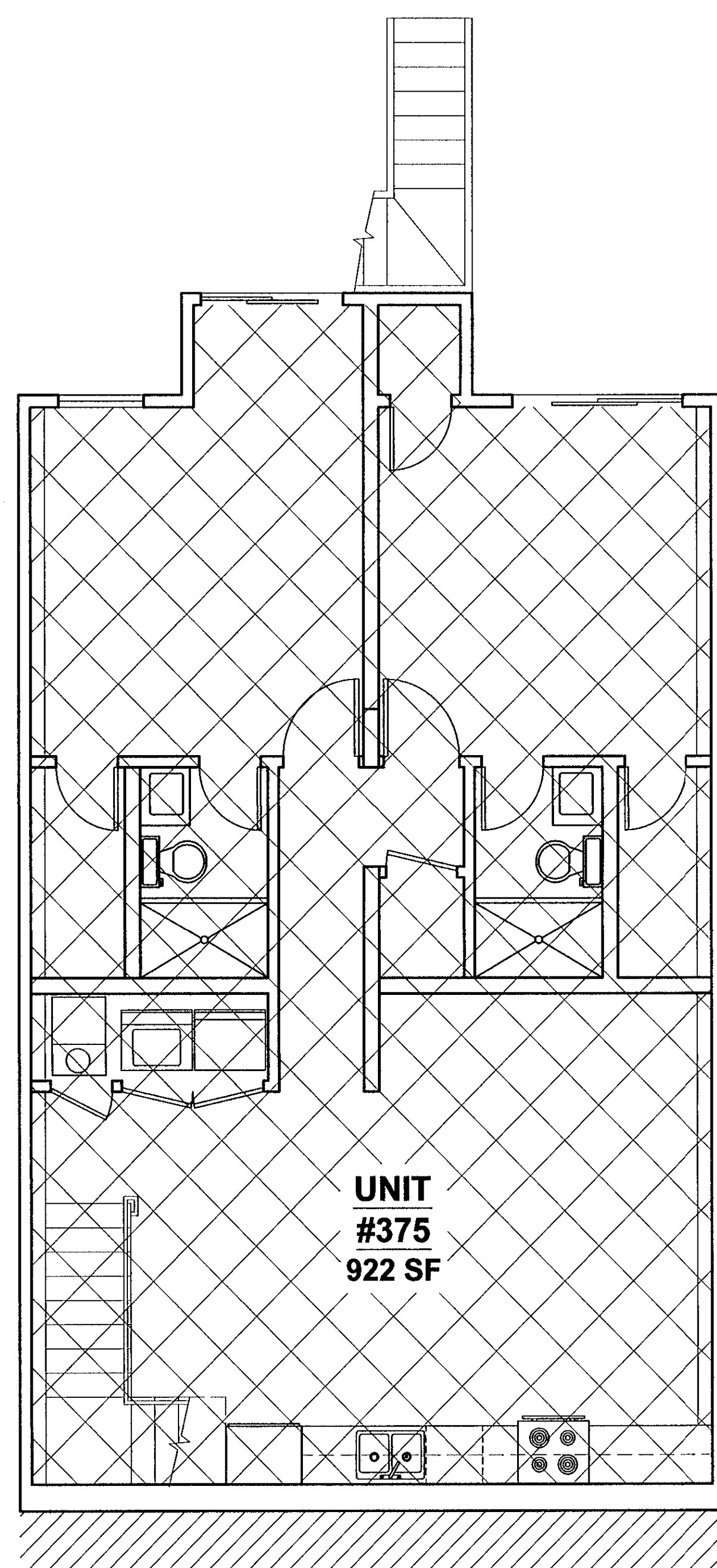
Date: 11.28.18

Sheet:

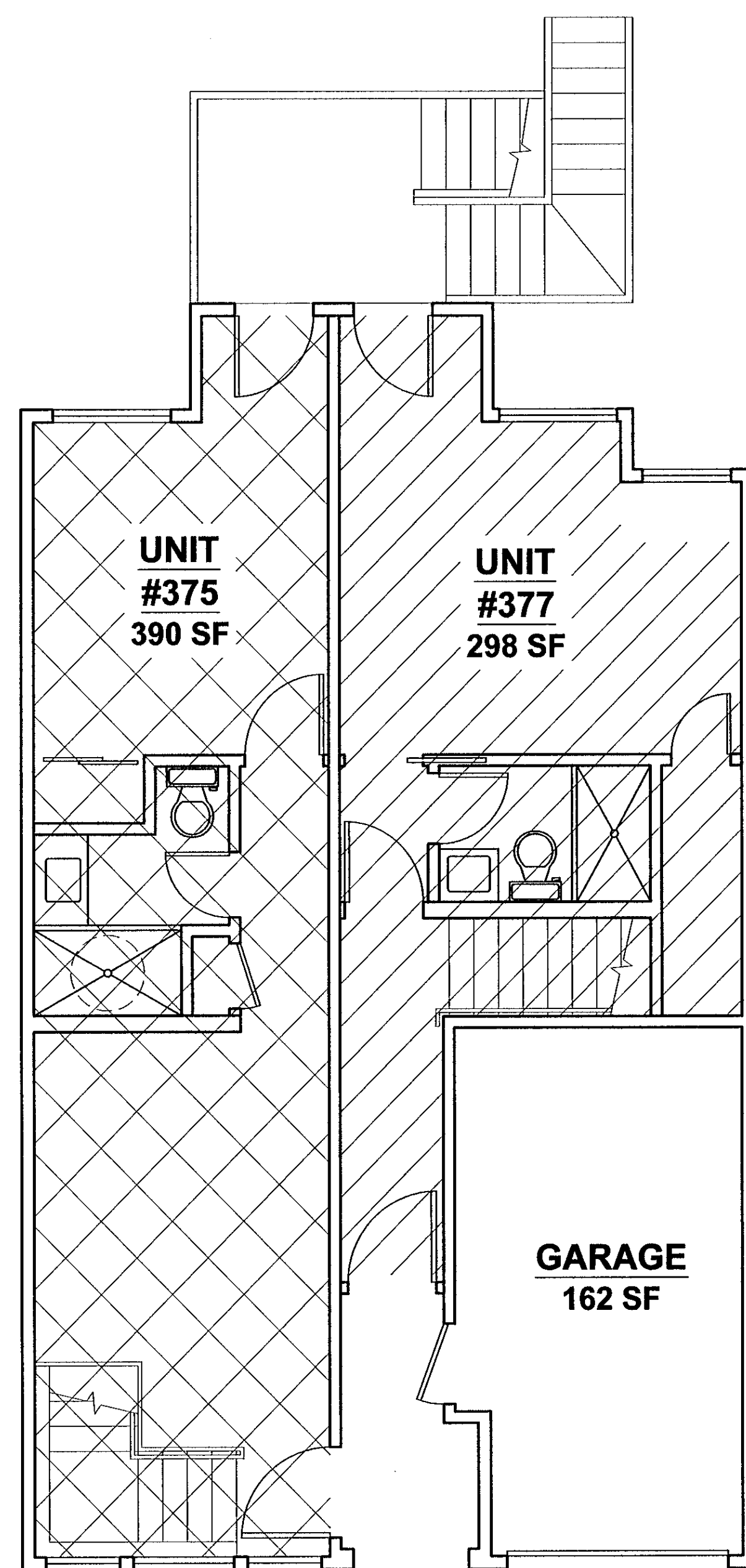
A2

RECEIVED
JAN - 3 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

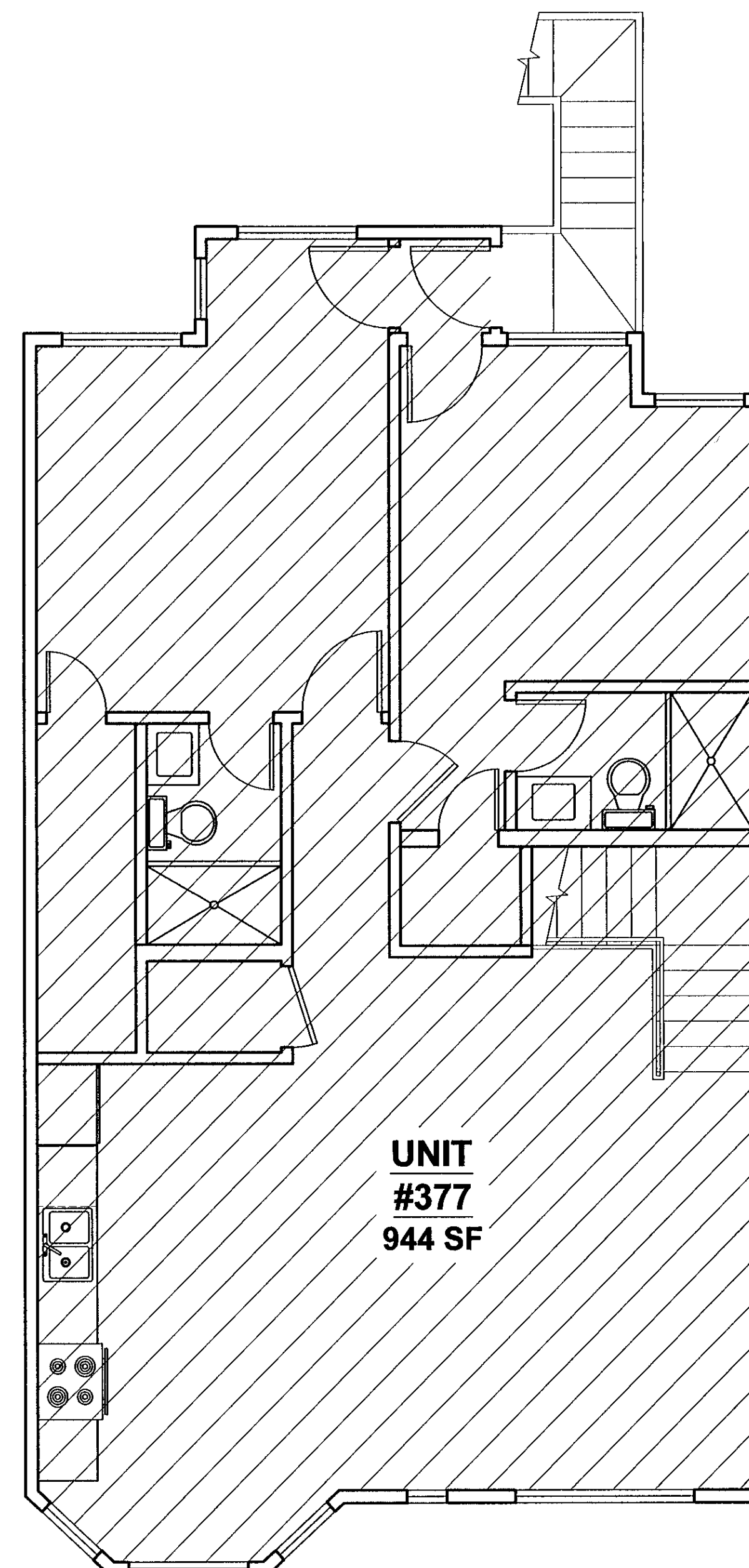




1 PROPOSED LOWER LEVEL AREA CALS.
1/4"=1'-0"

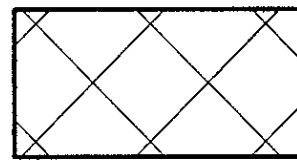
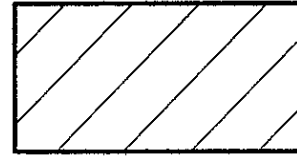



2 PROPOSED 1ST FLOOR AREA CALS.
1/4"=1'-0"



3 PROPOSED 2ND FLOOR AREA CALS.
1/4"=1'-0"

LEGEND:

-  LOWER UNIT - 375
-  UPPER UNIT - 377
-  GARAGE - (E) TO REMAIN

EXISTING UNIT SIZES:

UNIT - 375	677 SQ. FT.
UNIT - 377	944 SQ. FT.
EXISTING STORAGE	922 SQ. FT.
EXISTING GARAGE	162 SQ. FT.

PROPOSED UNIT SIZES:

UNIT - 375 = 390 + 922 =	1312 SQ. FT.
UNIT - 377 = 298 + 944 =	1242 SQ. FT.
(E) GARAGE TO REMAIN =	162 SQ. FT.

Project Location:

Lei Residence

375-377 Hearst Ave.
San Francisco, CA
94112
Block: 3120 Lot: 036

Property Owner:

Fillian Lei
375 Hearst Ave.
San Francisco, CA
94112

UNIT SEPARATION PLANS



APPROVED
Dept. of Building Insp.

JAN 04 2019

Tom C. Hill
TOM C. HILL, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Not for Law, DBI
JAN - 4 2019

[Signature] 1-3-19
Approved Planning Dept. Moses Corrales

Drawn:

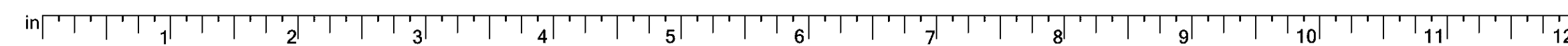
Scale: AS NOTED

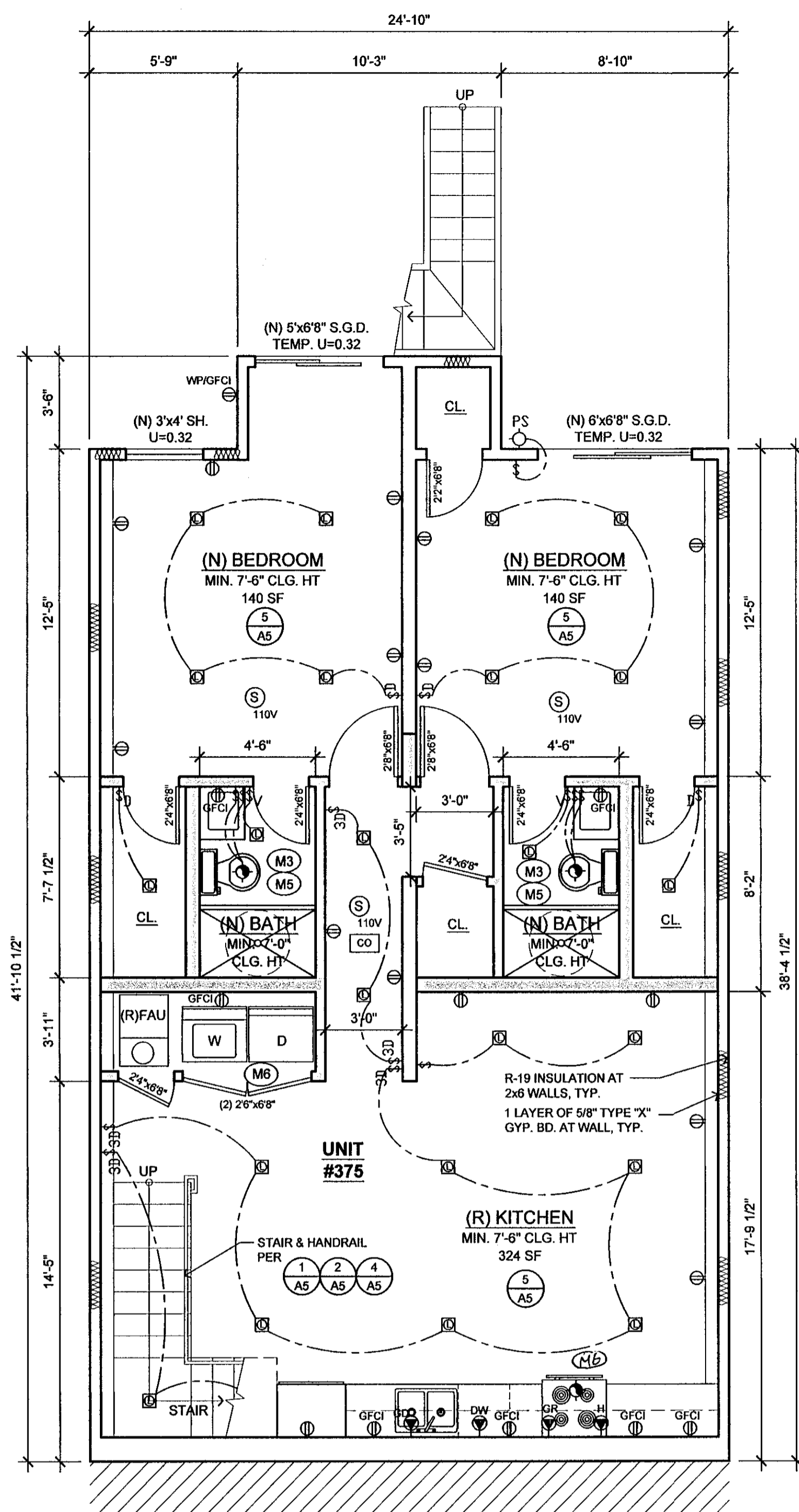
Date: 11.28.18

Sheet:

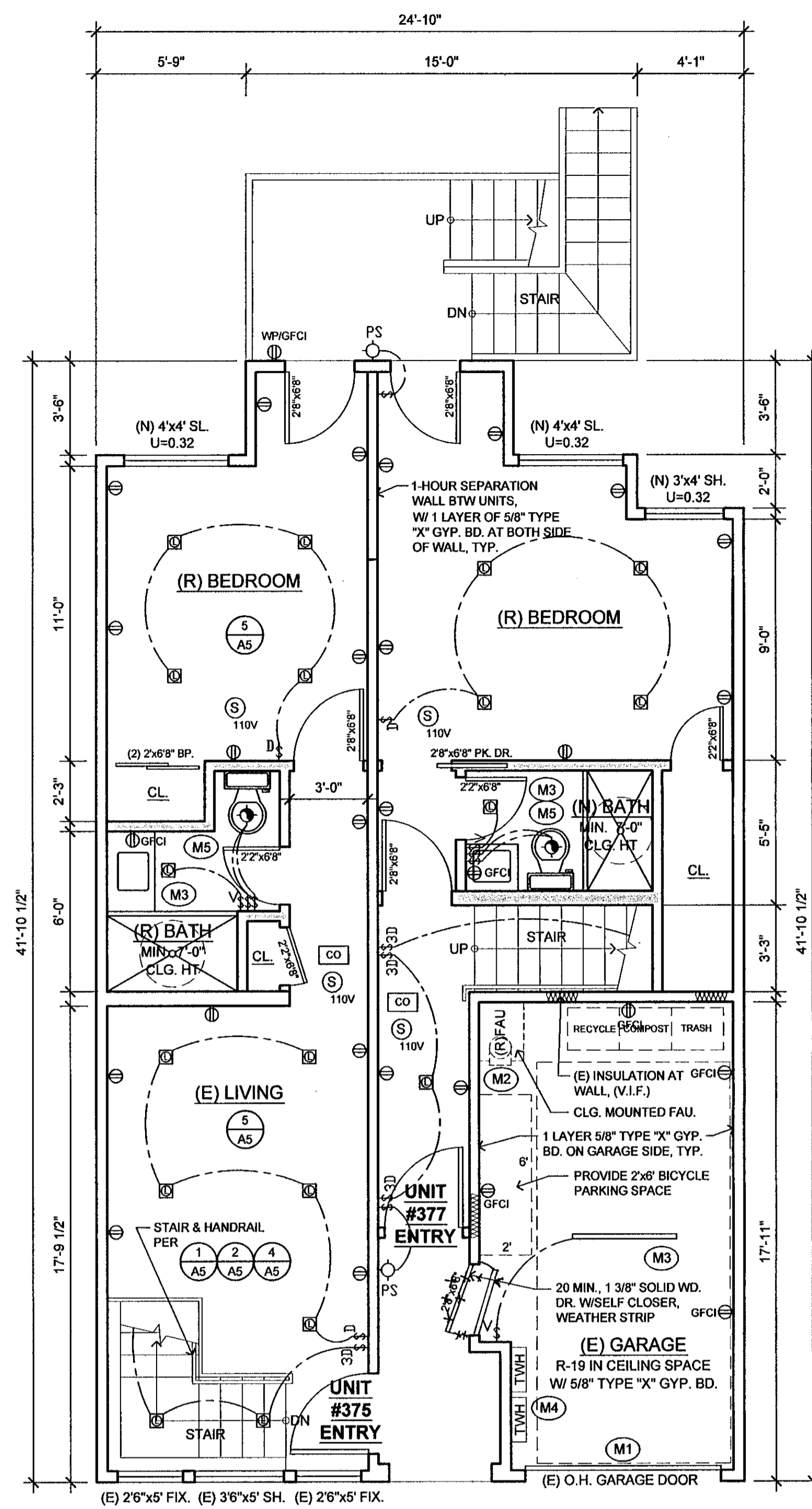
RECEIVED
JAN - 3 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED.

A3





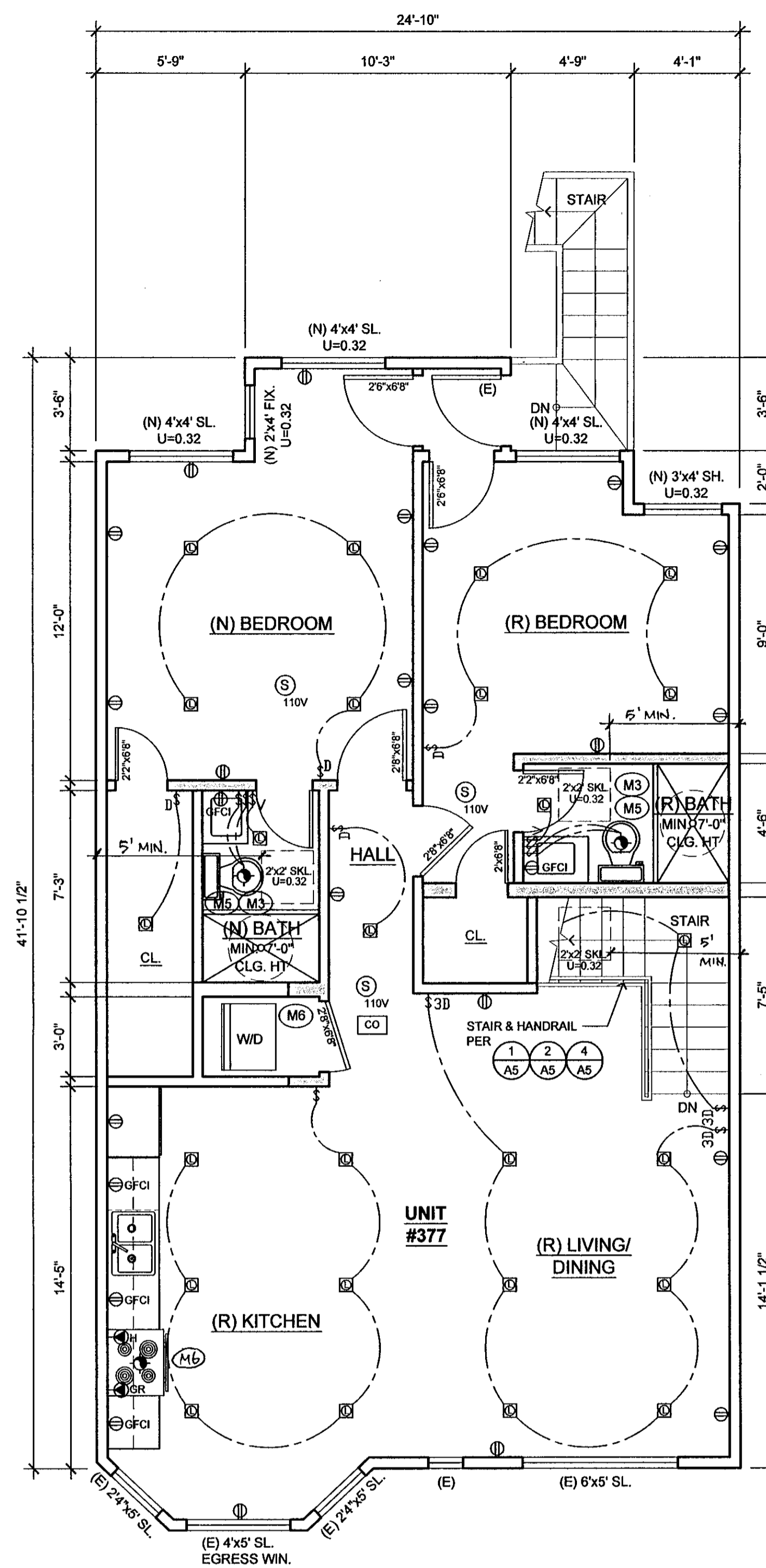
1 PROPOSED LOWER LEVEL PLAN
(UNIT 375) 1/4"=1'-0"



2 PROPOSED 1ST FLOOR PLAN
(UNIT 375 & 377) 1/4"=1'-0"



NORTH



3 PROPOSED 2ND FLOOR PLAN
(UNIT 377) 1/4"=1'-0"

- LEGEND:**
- DEMOLITION WALL
 - EXISTING WALL
 - NEW NONBEARING PARTITION WALL
2x4 MIN. @ 16" O.C., TYP.
 - OVERHEAD LIGHT & FLUORESCENT LIGHT W/ EXHAUST FAN
 - LIGHT FIXTURE
 - FLUORESCENT LIGHT
 - WALL MOUNTED-LIGHT, LED, HIGH EFFICACY
 - RECESSED DOWN-LIGHT, LED, HIGH EFFICACY
 - SMOKE ALARM
 - CO CARBON MONOXIDE ALARM
 - DW DISHWASHER
 - GD GARBAGE DISPOSAL
 - GR GAS RANGE
 - H EXHAUST HOOD
 - R RECEPTACLE, 110V
 - GFCI GROUND FAULT CIRCUIT INTERRUPTER
 - (E) EXISTING
 - (N) NEW
 - (R) REMODEL / RELOCATE / REPLACE
 - WP WATER PROOF
 - V.I.F. VERIFIED IN FIELD
 - 1 ONE WAY SWITCH
 - 3 THREE WAY SWITCH
 - D DIMMER SWITCH
 - V VACANCY SENSOR
 - PS PHOTOMOTION SENSOR
 - TWH TANKLESS WATER HEATER

- WATER CONSERVATION NOTES:**
- MAXIMUM 1.8 GALLONS PER MINUTE FOR SHOWER HEADS.
 - MAXIMUM 1.2 GALLONS PER MINUTE FOR LAVATORY FAUCETS.
 - MAXIMUM 1.8 GALLONS PER MINUTE FOR KITCHEN FAUCETS; FAUCET MAY TEMPORARILY DISCHARGE 2.2 GALLONS PER MINUTE USING PUSH BUTTON - REVERTS BACK TO 1.8 GPM AFTER SHUT-OFF.
 - MAXIMUM 1.28 GALLONS PER FLUSH FOR NEW TOILETS.
 - NEW CLOTHES WASHERS SHALL HAVE A WATER FACTOR EQUAL TO OR LESS THAN 6.0.

- ELECTRICAL NOTES:**
- PROVIDE A MINIMUM OF TWO 20-AMP CIRCUITS TO SUPPLY THE COUNTER TOP RECEPTACLES.
 - DISHWASHERS, GARBAGE DISPOSALS AND OTHER BUILT IN APPLIANCES REQUIRE DEDICATED CIRCUIT.
 - ALL RECEPTACLE ALONG COUNTER TOPS ARE REQUIRED TO BE GFCI PROTECTED AND BE LOCATED NO FARTHER THAN 4 FEET APART.
 - ALL LIGHTS SHALL BE HIGH EFFICACY.
 - ALL RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILING SHALL BE IC (INSULATION COVER) AND AT (AIR TIGHT) RATED.
 - LIGHTING INSTALLED IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE AT LEAST ONE FIXTURE MUST BE CONTROLLED BY A VACANCY SENSORS.

- MECHANICAL NOTES:**
- (M1) PROVIDE MIN. 200 SQ. IN. VENTILATION FOR GARAGE DR.
 - (M2) PROVIDE 26 GA. STEEL DUCT WITHIN GARAGE SPACE.
 - (M3) LIGHTING INSTALLED IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE AT LEAST ONE FIXTURE MUST BE CONTROLLED BY A VACANCY SENSORS.
 - (M4) TERMINATE GAS VENT 4'-0" FROM PROPERTY LINE AND 2'-0" ABOVE ANY PORTION OF A BLDG. WITHIN 10'-0". COMBUSTION AIR PER CMC CHAPTER 7.
 - (M5) EXHAUST TERMINATION 3' FROM P.L. & BLDG. OPENINGS, W/ BACK DRAFT DAMPER. LENGTH PER MANUFACTURER'S RECOMMENDATION. EXHAUST MUST PROVIDE HUMIDIFY CONTROL AND ENERGY STAR COMPLIANT.
 - (M6) EXHAUST TERMINATION 3' FROM P.L. & BLDG. OPENINGS, MAX. 14' IN LENGTH.

Project Location:
Lei Residence
375-377 Hearst Ave.
San Francisco, CA 94112
Block: 3120 Lot: 036

Property Owner:
Fillian Lei
375 Hearst Ave.
San Francisco, CA 94112

PROPOSED FLOOR PLANS

APPROVED
Dept. of Building Insp.
JAN 04 2019
Tom C. Hu
TOM C. HU, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION



Mohsin Shaikh, DBI
JAN - 4 2019

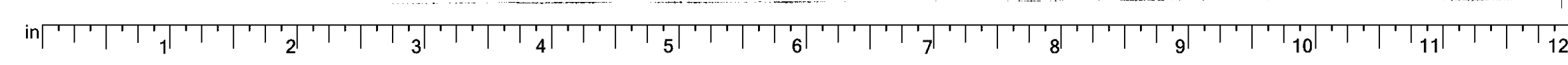
Approved Planning Dept. Moss Corrette
1.3.19

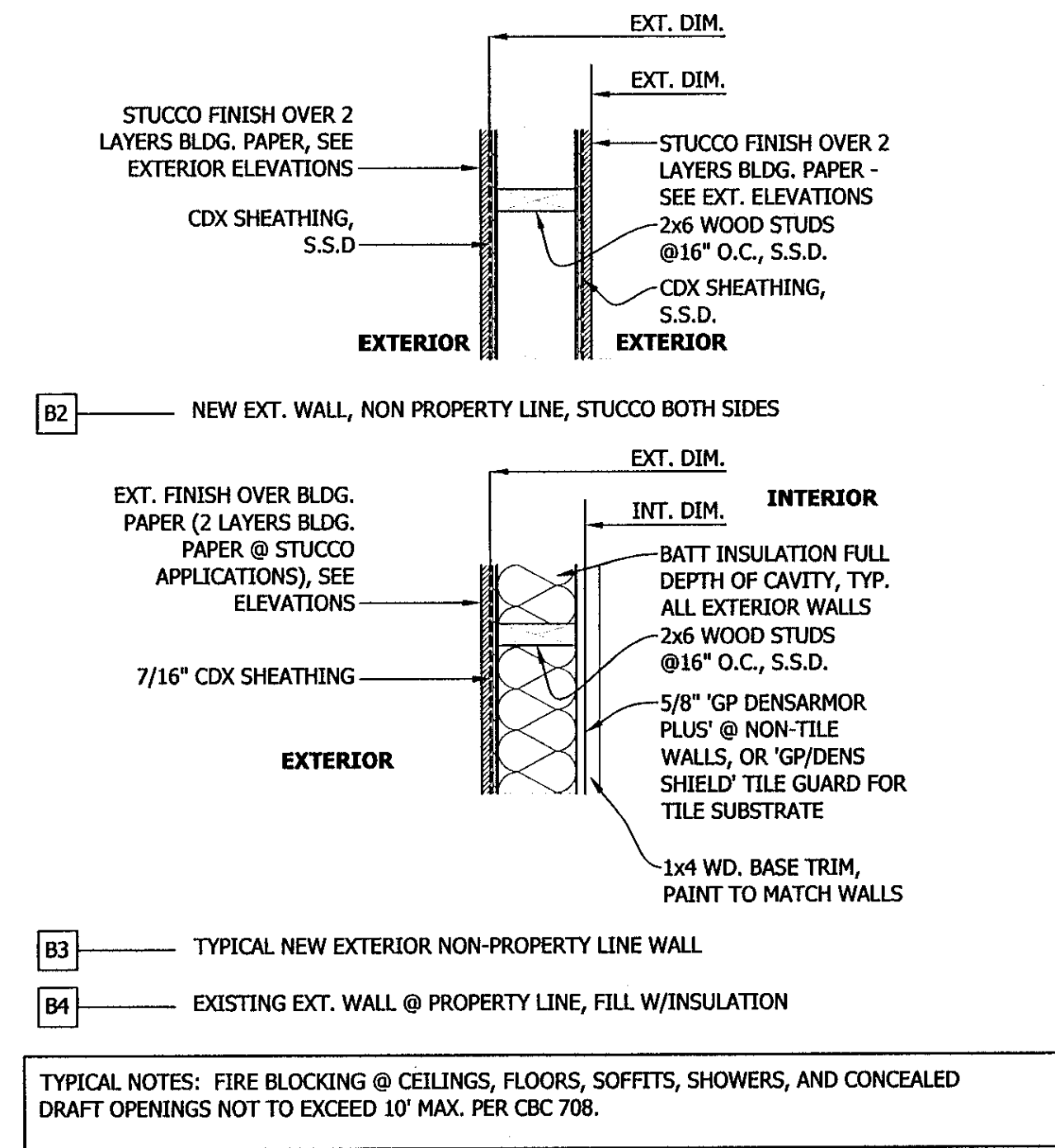
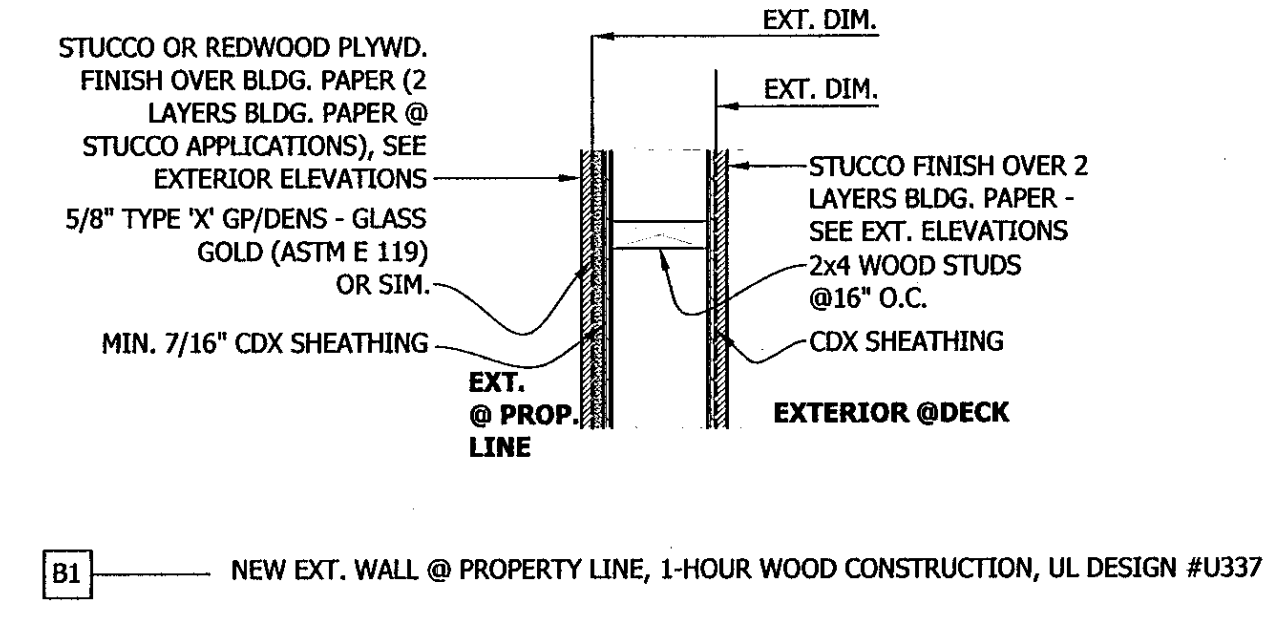
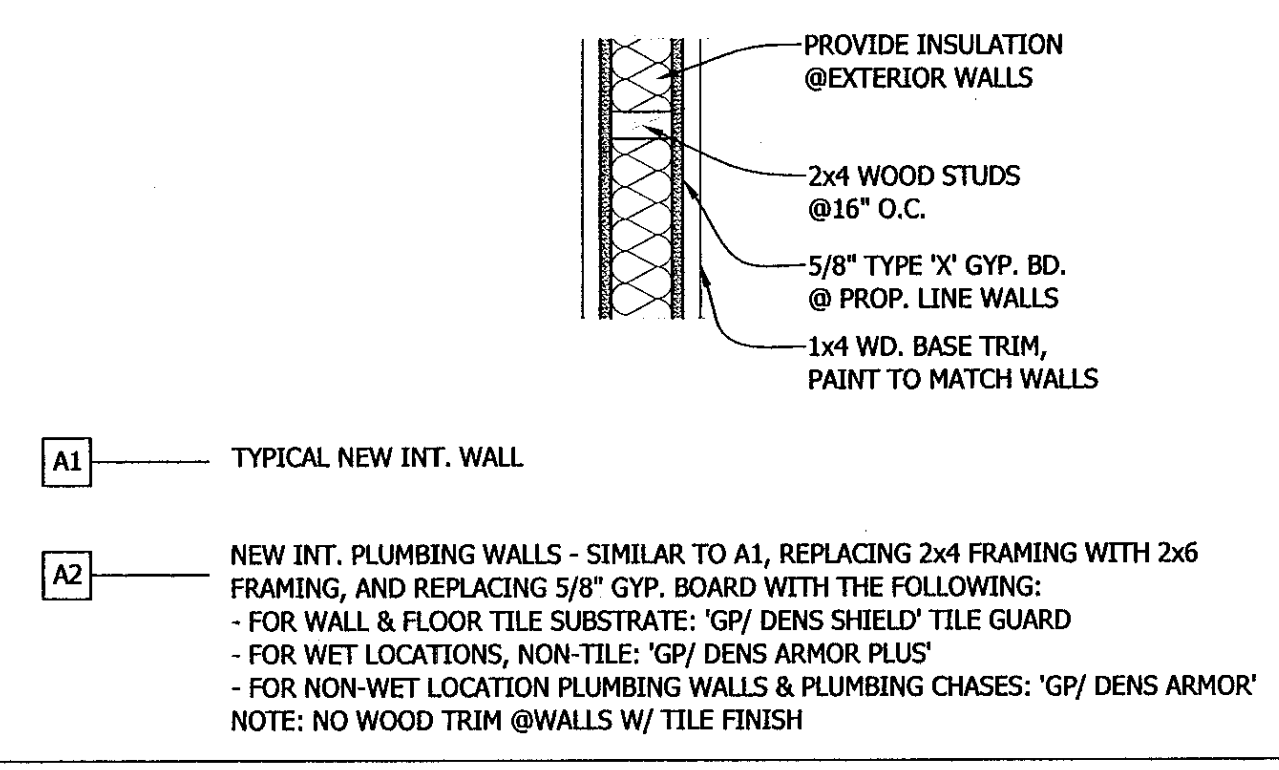
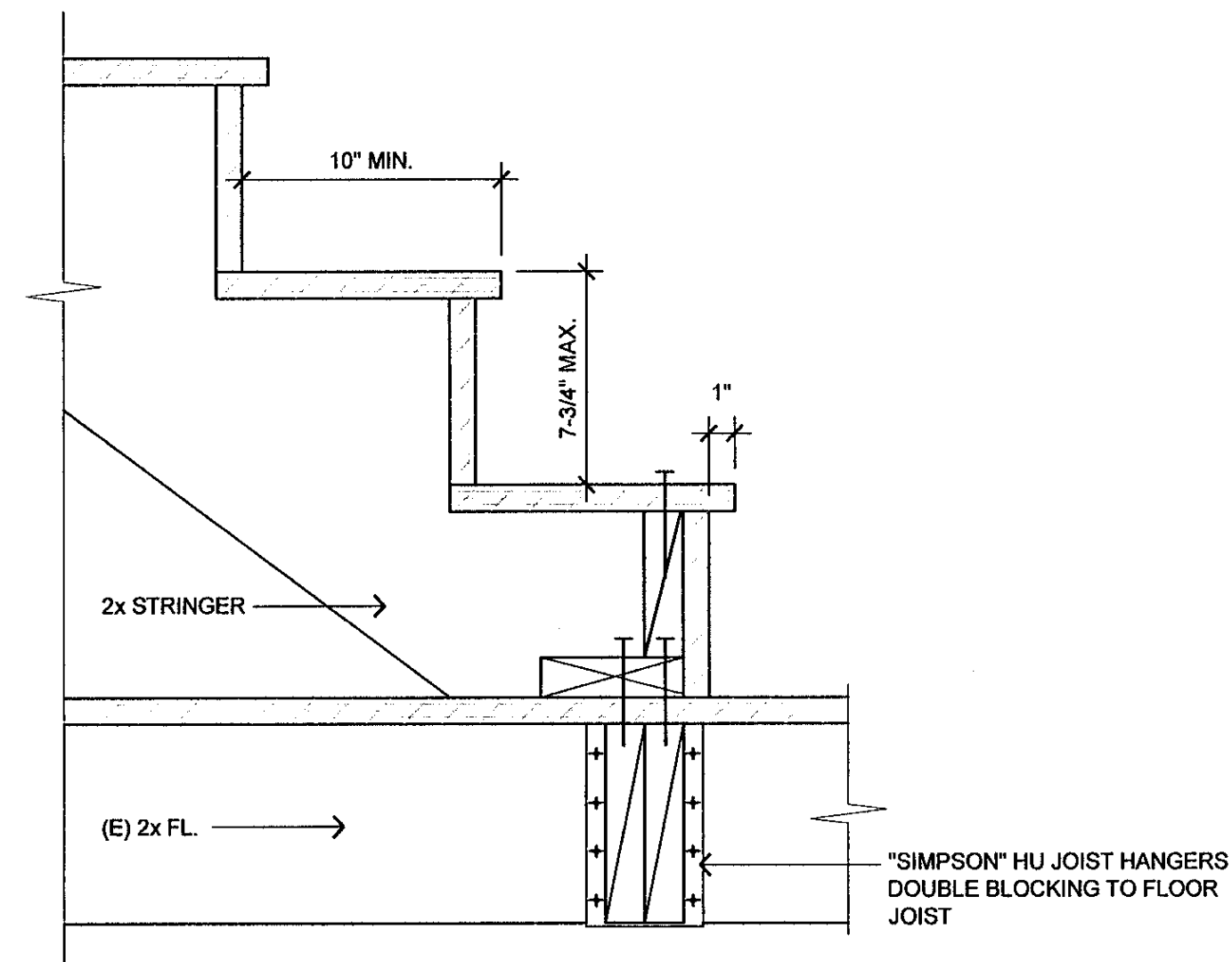
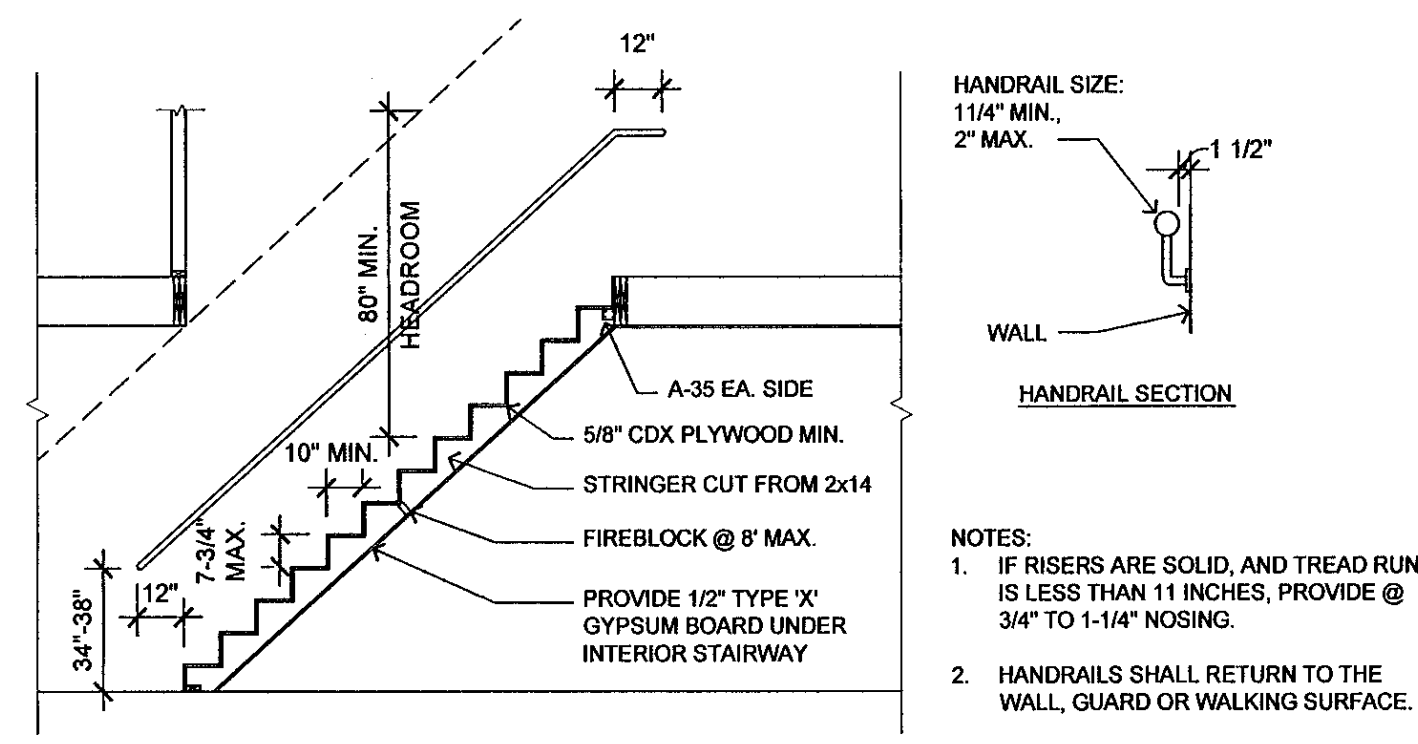
Mohsin Shaikh, DBI
JAN 04 2019

RECEIVED
JAN -3 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

Drawn:
Scale: AS NOTED
Date: 11.28.18
Sheet:

A4

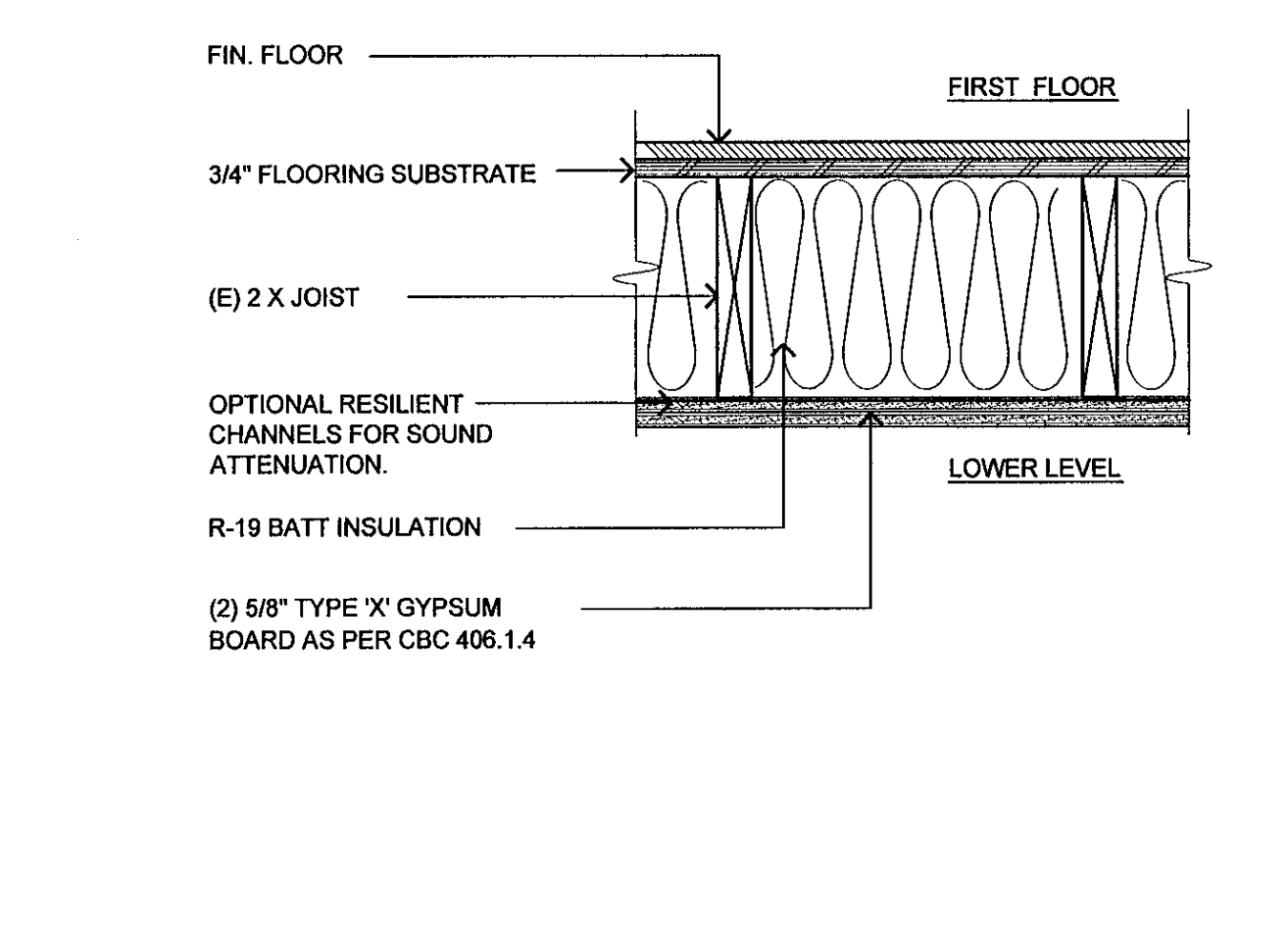
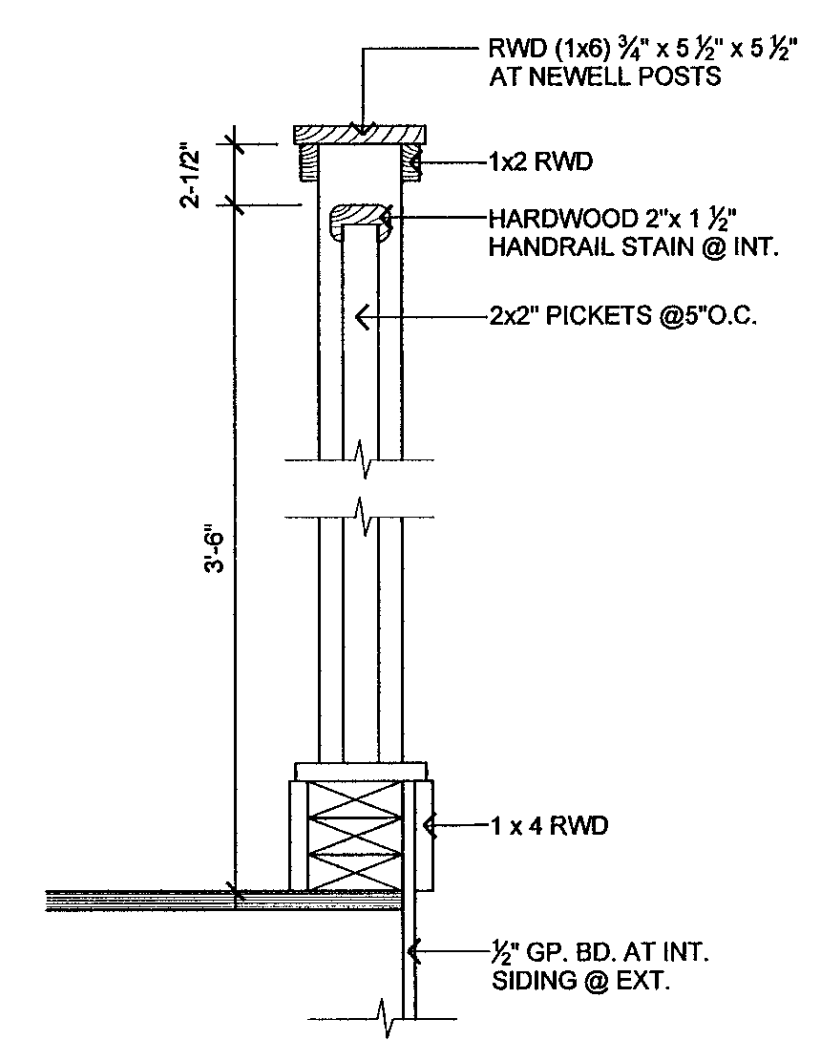




1 TYP. STAIR DETAIL N.T.S.

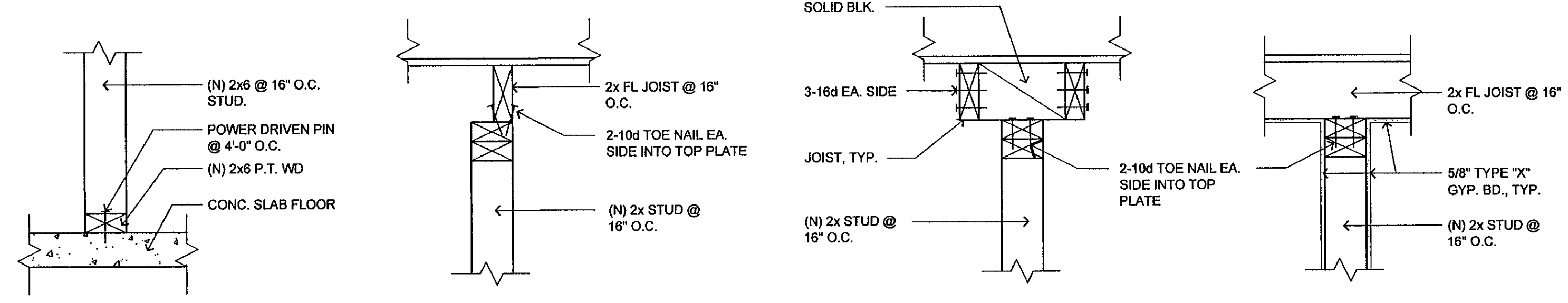
2 STAIR SILL AT FLOOR 1-1/2"=1'-0"

6 WALL TYPES N.T.S.



4 INTERIOR RAILING DETAIL 1-1/2"=1'-0"

5 LOWER LEVEL CEILING DETAIL 1-1/2"=1'-0"

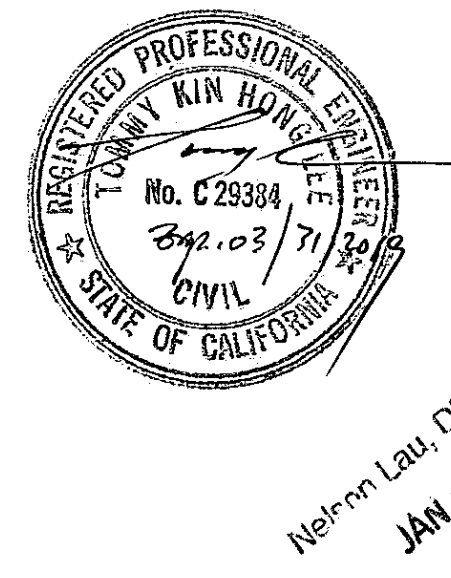


7 TYP. WALL TO JOIST CONNECTION DETAIL N.T.S.

Project Location:
Lei Residence
 375-377 Hearst Ave.
 San Francisco, CA 94112
 Block: 3120 Lot: 036

Property Owner:
Fillian Lei
 375 Hearst Ave.
 San Francisco, CA 94112

TYPICAL DETAILS

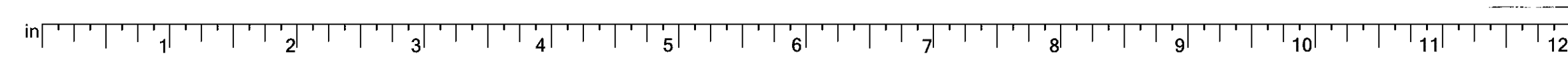


APPROVED
 Dept. of Building Insp.
 JAN 04 2019
 Tom C. Hu
 DIRECTOR
 DEPT. OF BUILDING INSPECTION

RECEIVED
 DEC 28 2018
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED.

Drawn:
 Scale: AS NOTED
 Date: 11.28.18
 Sheet:

A5



GENERAL STRUCTURAL NOTES

CARPENTRY

FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARD UON:

USE	SPECIES	GRADE
SILL PLATES 2x4	DF	No.2 OR BETTER, PT
2x6	DF	No.2 OR BETTER, PT
2x8	DF	No.2 OR BETTER, PT
3x	DF	No.2 OR BETTER, PT

HORIZONTAL FRAMING LUMBER	SPECIES	GRADE
4x4 AND SMALLER	DF	No.2
2x ROOF JOISTS AND RAFTERS	DF	No.2
2x FLOOR JOISTS	DF	No.2
2x AND 3x LEDGERS	DF	No.1
4x HEADERS AND BEAMS	DF	No.1
6x6 AND LARGER BEAMS	DF	No.1

VERTICAL FRAMING LUMBER	SPECIES	GRADE
ALL STUDS	DF	No.2
ALL POSTS	DF	No.1
ALL OTHER LUMBER UON	DF	STANDARD

ALL FRAMING LUMBER SHALL BE GRADE STAMPED "S-DRY" OR MAY BE SURFACED AND FURNISHED AT A HIGHER MOISTURE CONTENT PROVIDED THAT THE LUMBER IS ALLOWED TO REACH APPROXIMATE EQUILIBRIUM WITH THE ATMOSPHERIC CONDITION (1% OR LESS MOISTURE CONTENT) BEFORE FINISHES ARE INSTALLED.

WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON THE DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. SOLID BLOCK BELOW ALL POSTS AND MULTIPLE STUDS DOWN TO TOP OF FOUNDATION. BLOCK JOISTS AT ALL SUPPORTS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS. BLOCK UNDER PERPENDICULAR PARTITIONS @ 32"oc.

JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO IN DRAWINGS BY A PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, PLEASANTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURERS WITH EQUIVALENT LOAD CARRYING CAPACITIES AND ICBO APPROVAL MAY BE USED UPON THE ENGINEER'S REVIEW AND APPROVAL. INSTALL ALL JOIST HANGERS AND OTHER METAL FRAMING AND ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS. USE MANUFACTURER'S RECOMMENDED FASTENERS TO ACHIEVE MAXIMUM RATED CAPACITIES.

BOLTS HOLES IN WOOD 1/8" OVERSIZE MAXIMUM. USE MALLEABLE IRON WASHERS AGAINST WOOD, EXCEPT AT SILL PLATES. AT SILL PLATES, PROVIDE MIN. PLATE 3/4" x 2" SQ. WASHERS AT ALL ANCHOR BOLTS, RETIGHTEN ALL BOLTS BEFORE CLOSING IN. PRE-DRILL HOLES FOR LAG BOLTS AND TURN BOLTS INTO HOLES, DO NOT DRIVE-IN.

FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NON-BEARING WALLS AND OTHER NON-STRUCTURAL FRAMING IS NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS.

NAILING SCHEDULE UON

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOENAIL	3-8d
BRIDGING OR BLOCKING TO JOIST, TOENAIL EA. END	2-8d
SILL PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16"oc
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SILL PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUD, FACE NAIL	16d @ 24"oc
DOUBLE TOP PLATES, FACE NAIL	16d @ 16"oc
DOUBLE TOP PLATES, LAP SPLICE	3-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATES, TOENAIL	3-8d
RIM JOIST TO TOP PLATES, TOENAIL	8d @ 6"oc
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES EACH EDGE	16d @ 16"oc ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS, OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
BUILT-UP CORNER STUDS	16d @ 24"oc
BUILT-UP GIRDER AND BEAMS	20d @ 32"oc T&B AND STAGGERED 2-20d AT ENDS & AT EACH SPLICE

ALL NAILS SHALL BE BOX NAILS EXCEPT SILL PLATE NAILS OF SHEAR WALL AND PLYWOOD NAILS SHALL BE COMMON NAILS, UON.

CONCRETE

MATERIALS: AGGREGATE, ASTM C-33; CEMENT, PORTLAND TYPE II, ASTM C-150; WATER, POTABLE, TRANSIT MIX, ASTM C-44; ADMIXTURE, ONLY WITH WRITTEN APPROVAL. NO FLY ASH PERMITTED IN EXPOSED CONCRETE. MIX DESIGN, TO BE DESIGNED BY AN APPROVED LABORATORY AND SHALL BE SUBMITTED TO THE ENGINEER AT LEAST 2 DAYS PRIOR TO PLACING OF CONCRETE. TESTING: TESTING BY AN APPROVED LABORATORY AND SHALL SUBMIT FOUR (4) TEST CYLINDERS FROM EACH BATCH OF CONCRETE USED IN EACH DAY'S OPERATIONS, BUT AT LEAST ONE (1) SAMPLE FROM EACH 100 CUBIC YARDS OF CONCRETE. IN ADDITION, PROVIDE ONE (1) SLUMP TEST FROM EACH TRUCK LOAD OF CONCRETE WHERE A MAXIMUM SLUMP AND/OR SPECIAL INSPECTION IS SPECIFIED.

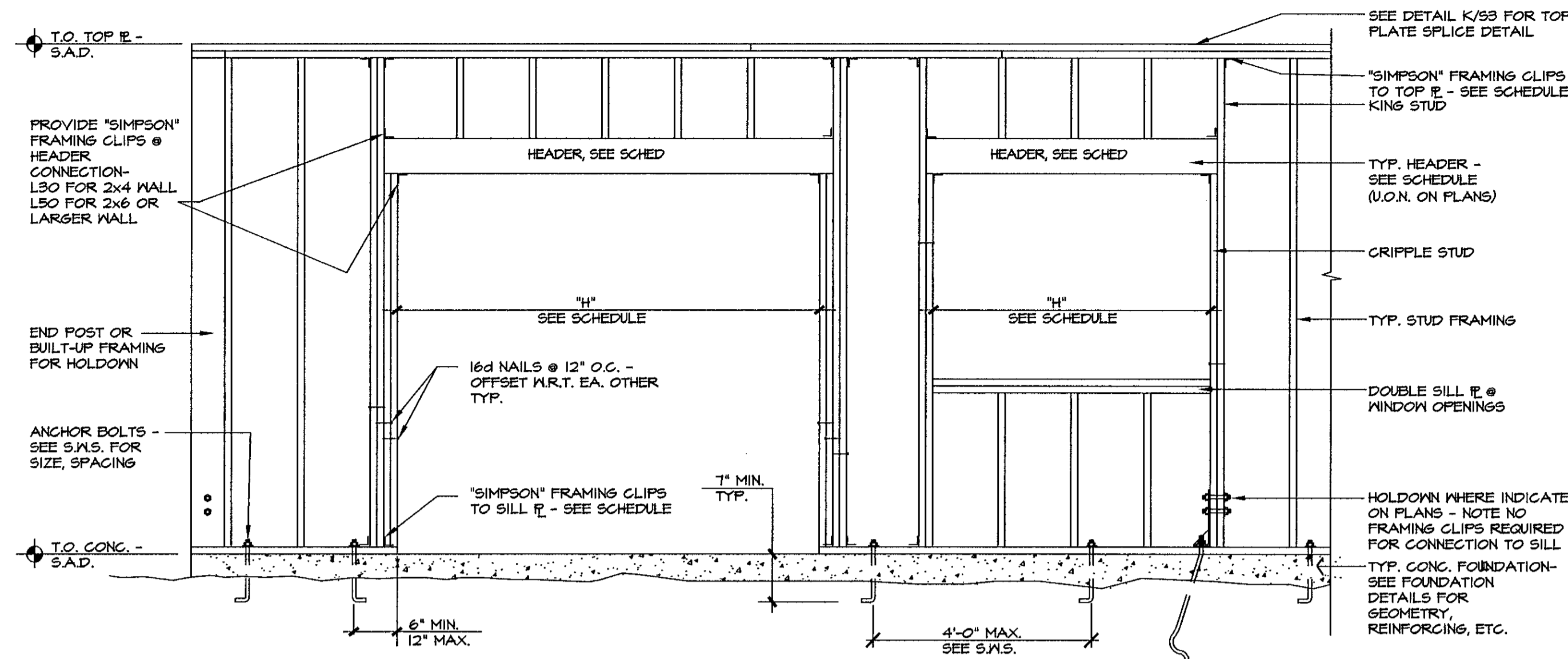
LOCATION	28 DAY COMP. STRENGTH (psi)	MAX. AGG. SIZE (in)	MAX. SLUMP (in)	MAX. WATER CEMENT RATIO	SPECIAL INSPECTION*
FOOTINGS	2500	1-3"	-	-	NO
SLAB ON GRADE	2500	1"	3-8"	-	NO

*SPECIAL INSPECTION, WHERE REQUIRED, SHALL BE IN ACCORDANCE WITH UBC REQUIREMENTS. WHERE SPECIAL INSPECTION IS NOT REQUIRED AND COMPRESSIVE STRENGTH IS GREATER THAN 2500 psi, HIGHER STRENGTHS HAVE BEEN SPECIFIED FOR QUALITY CONTROL ONLY; HOWEVER, STRUCTURAL DESIGN IS BASED ON 2500 psi.

THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONCRETE WHICH FAILS TO ATTAIN SPECIFIED STRENGTH IN 28 DAYS IF SO DIRECTED BY THE ENGINEER.

INTERIOR CONCRETE FLOOR FILL

ALL INTERIOR CONCRETE FLOOR FILL SHALL BE "GYPCRETE" OR THE EQUIVALENT. IT SHALL HAVE A MINIMUM STRENGTH OF 2000 PSI AT 28 DAYS. THICKNESS SHALL BE AS INDICATED ON THE ARCHITECT'S DRAWINGS. DRY WEIGHT SHALL BE 105 PCF.

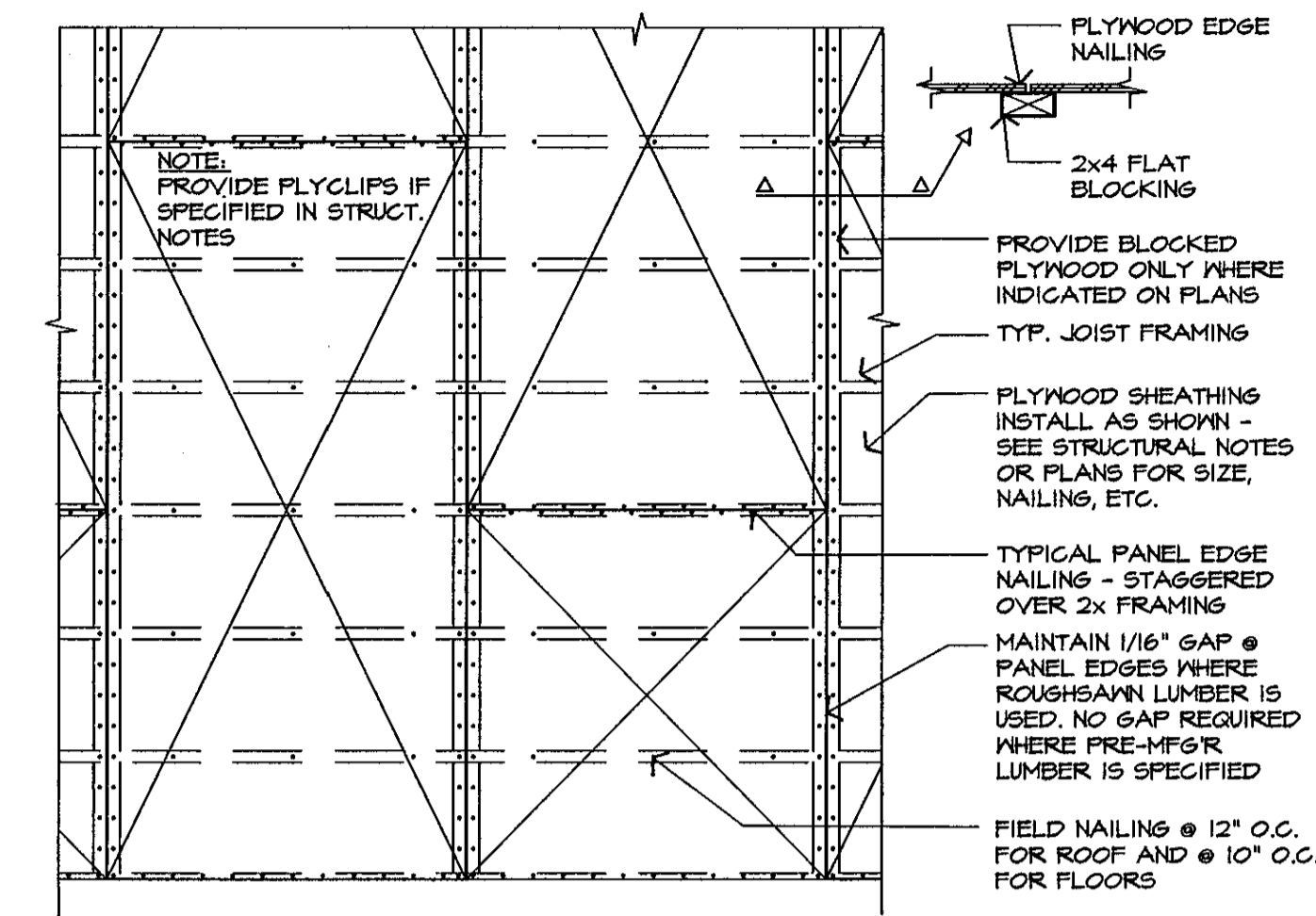


WIDTH 'H'	HEADER SIZE (U.O.N. ON PLANS)		KING STUD		CRIPPLE STUD		FRAMING CLIPS TO TOP PL. OR SILL PL.		
	2x4 WALL	2x6 WALL OR LARGER	2x4 WALL	2x6 WALL OR LARGER	2x4 WALL	2x6 WALL OR LARGER	KING STUD	2x4 WALL	2x6 WALL OR LARGER
4" x 6'-0"	4x6	6x6	(1) 2x4	(1) 2x6	(1) 2x4	(1) 2x6	NONE	NONE	NONE
6'-0" < 'H' < 8'-0"	4x8	6x8	(2) 2x4	(2) 2x6	(2) 2x4	(2) 2x6	(1) L30	(1) L30	(1) L30
8'-0" < 'H' < 10'-0"	4x10	6x10	(2) 2x4	(2) 2x6	(2) 2x4	(2) 2x6	(1) L30 EA. SIDE	(1) L30 EA. SIDE	(1) L30 EA. SIDE

NOTES:
1. APPLIES @ ALL OPENINGS UON.
2. USE THIS SCHEDULE UON ON DRAWINGS.

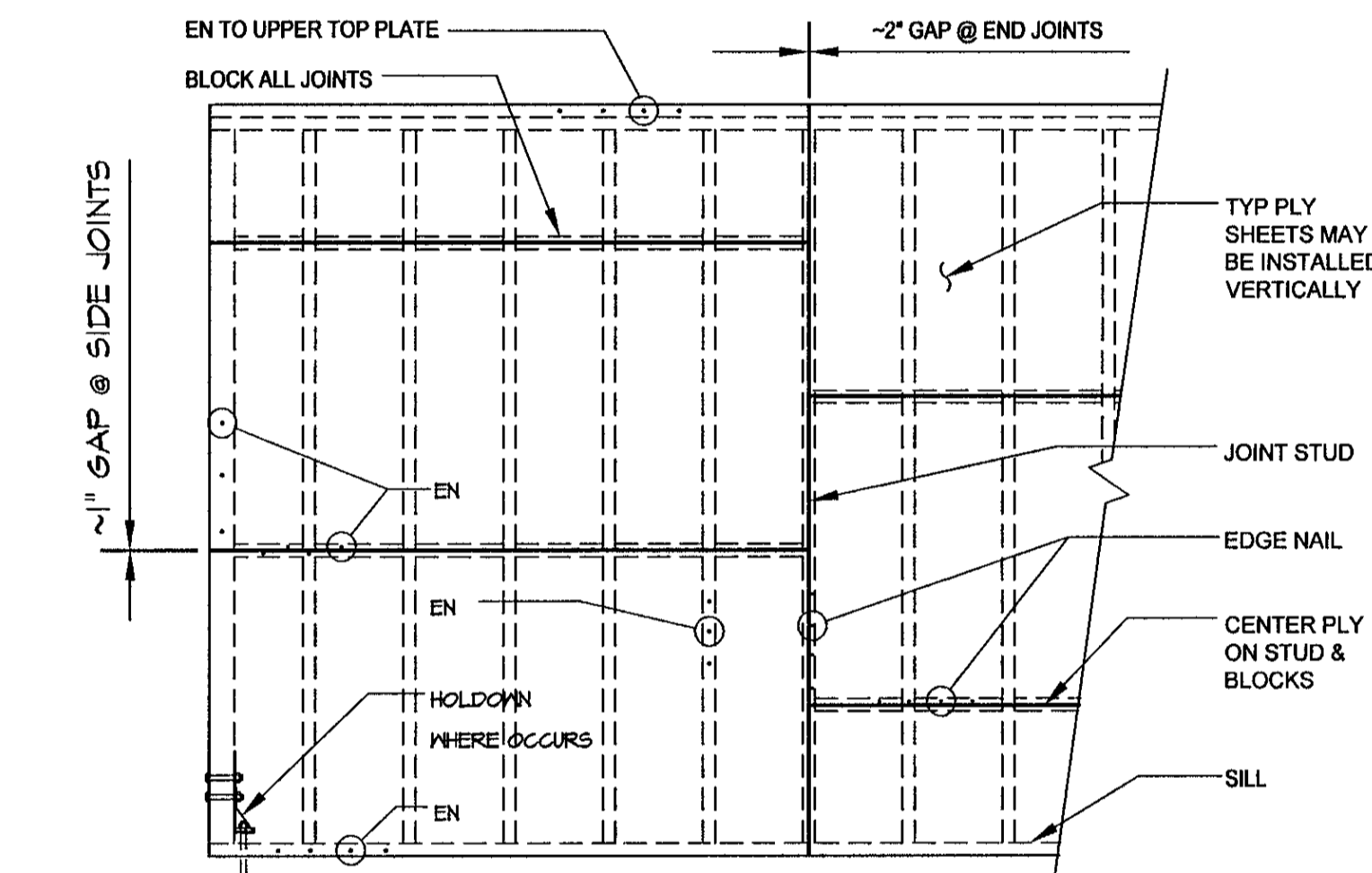
A TYPICAL WALL FRAMING

N.T.S.



B HORIZONTAL PLYWOOD FLOOR AND ROOF INSTALLATION, TYPICAL

N.T.S.

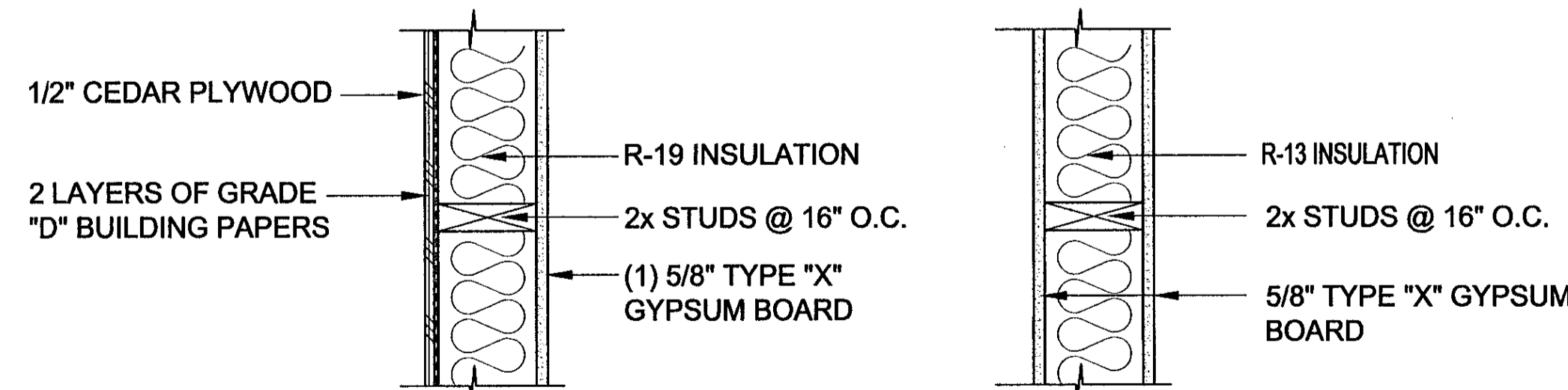


MARK	PLYWOOD	NAIL SIZE	EDGE NAIL	FIELD NAIL	JNT STUD & BLOCK	SILL	SILL NAILING	ANCHOR BOLTS	SIMPSON A35	CAP
▷	1/2" CDX	10d	6"oc	12"oc	2x	2x	16d @ 3"oc	5/8"φ @ 48"oc	8"	310 #/FT
▷	5/8" CDX	10d	4"oc	12"oc	3x	3x	16d @ 2"oc	5/8"φ @ 32"oc	6"	460 #/FT
▷	3/4" CDX	10d	3"oc	12"oc	3x	3x	2 ROWS 16d @ 2"oc	5/8"φ @ 16"oc	3"	600 #/FT

- NAIL PENETRATIONS INTO FRAMING, 8d - 1/2", 10d - 1/4".
- USE COMMON NAILS.
- WHEN PANELS ARE APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. OTHERWISE USE MIN 3x FRAMING AT JOINT.
- ALL NAILS IN CONTACT WITH FT WOOD SHALL BE HOT-DIPPED ZINC-COATED GALV.

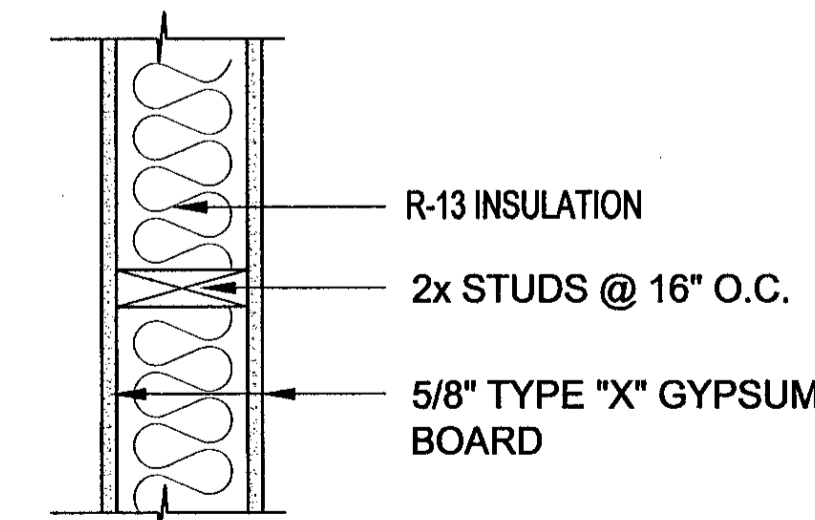
C TYPICAL PLYWOOD LAYOUT

N.T.S.



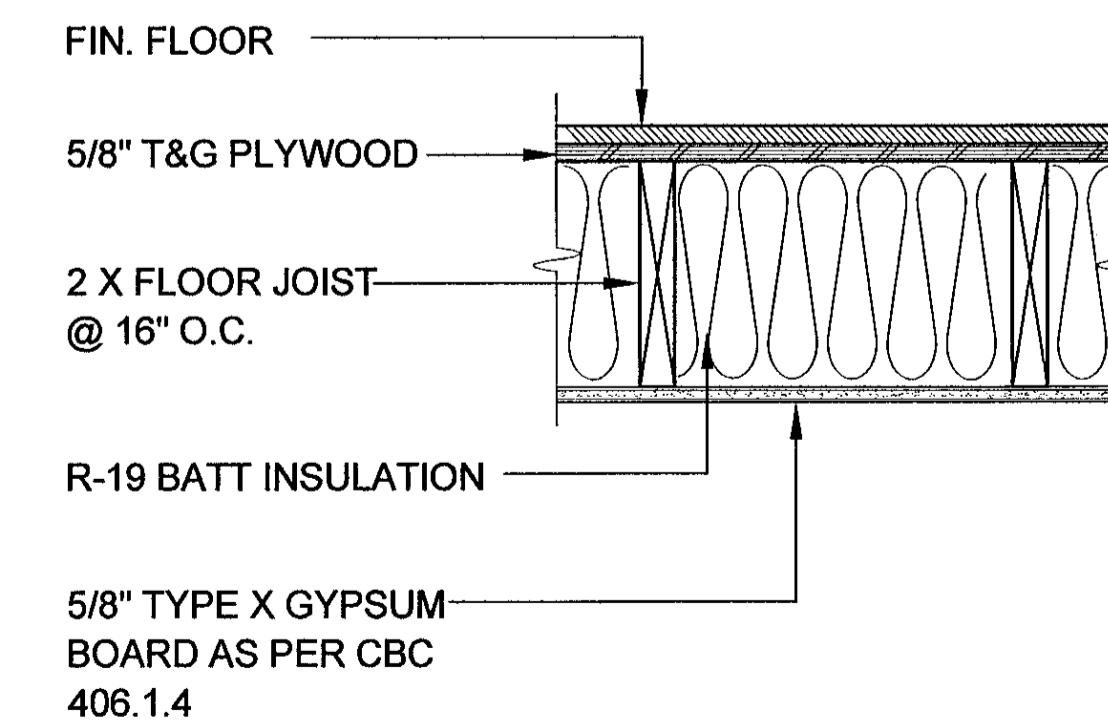
D TYP. EXT. WALL DETAIL

(ONE HOUR) 1-1/2"=1'-0"



E TYP. INT. WALL DETAIL

(ONE HOUR) 1-1/2"=1'-0"



F FLOOR / CEILING DETAIL

(NOT RATED) 1-1/2"=1'-0"

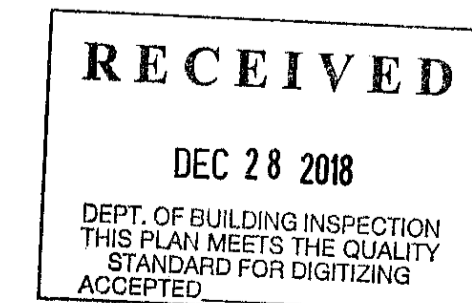


Noted 1.2.19, DSI
JAN - 4 2019



JAN 04 2019
Tom C. Hui, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Drawn:
Scale: AS NOTED
Date: 11.28.18
Sheet:



S1

TYPICAL CONSTRUCTION DETAILS

Project Location:
Lei Residence
 375-377 Hearst Ave.
 San Francisco, CA 94112
 Block: 3120 Lot: 036

Property Owner:
Fillian Lei
 375 Hearst Ave.
 San Francisco, CA 94112

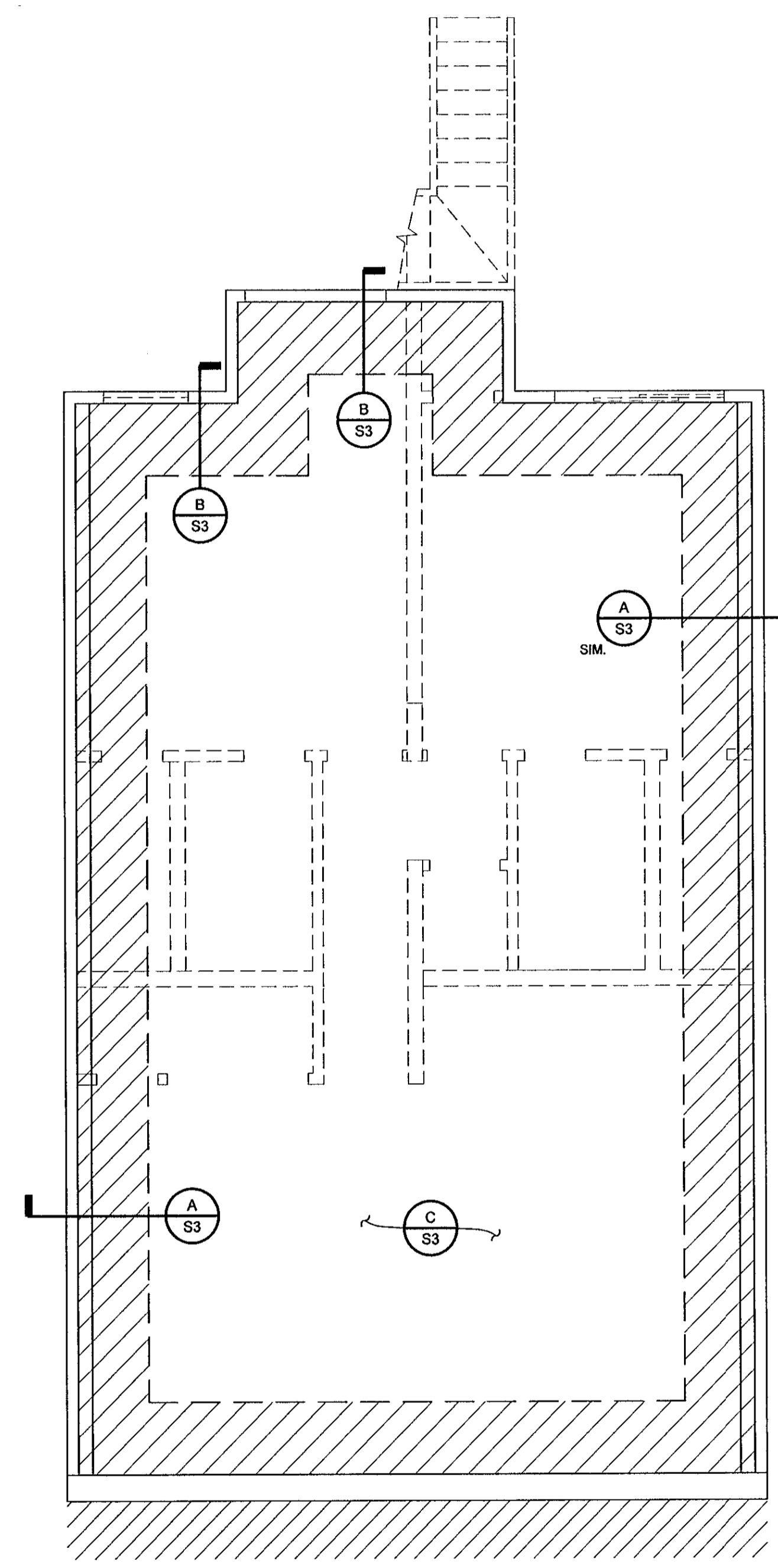
CONSTRUCTION PLANS

CONSTRUCTION NOTES:

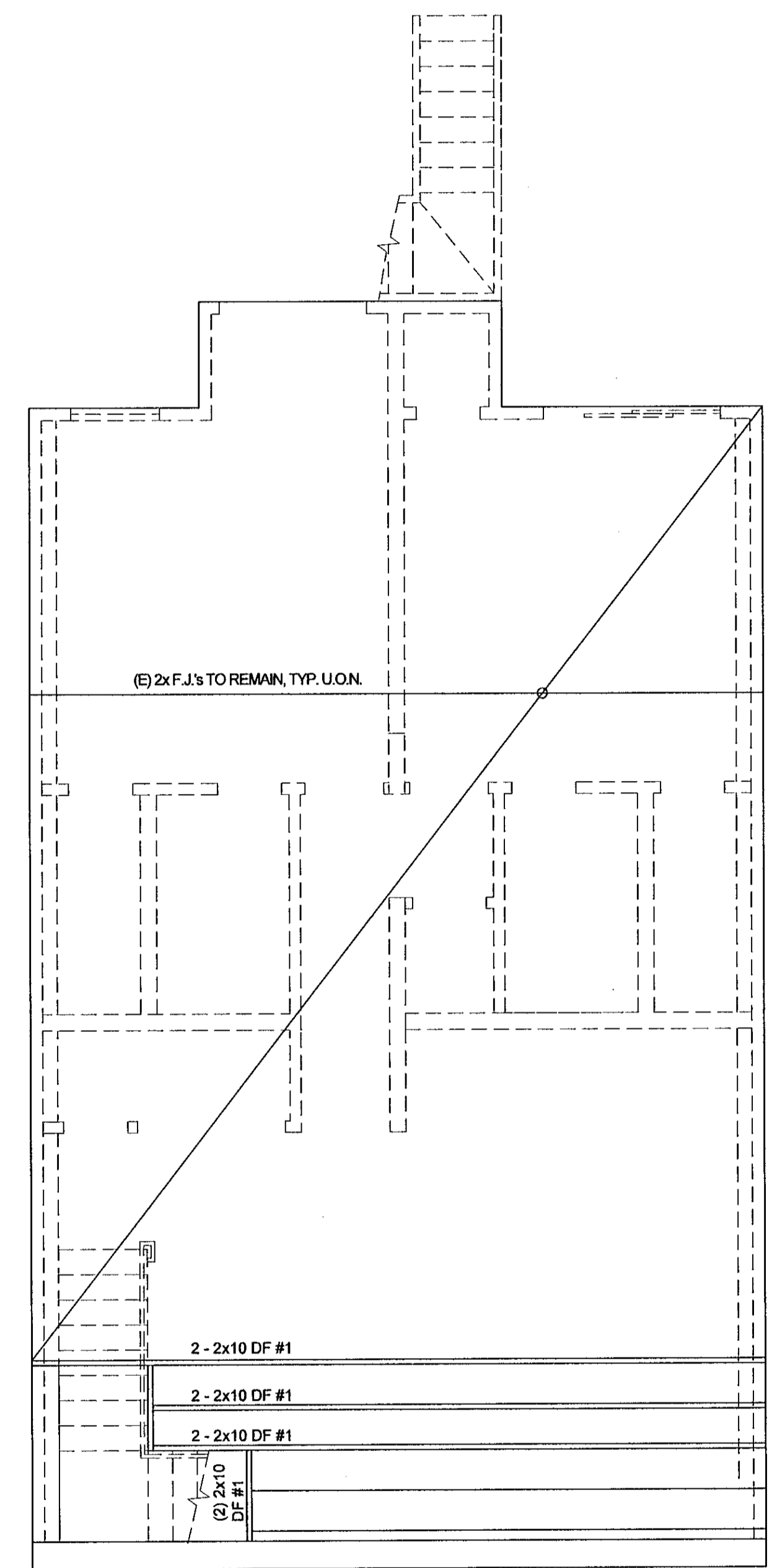
1. CONCRETE COMPRESSIVE STRENGTH OF FOUNDATION SHALL BE MIN. OF 3000 PSI (CBC 1921.2.4.1)
2. ALL EXT. WOOD SHOULD BE P.T. OR REDWOOD. P.T. LUMBER IS HEM-FIR (2304.2)
3. CONNECTORS USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED ZINC GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CBC 2306.12)
4. G 185 HOT DIPPED GALVANIZED, STAINLESS STEEL COPPER OR SILICON-BRONZE BOLTS, NAILS, HANGERS, METAL CONNECTORS AND FLASHING MATERIALS WHEN USED IN CONTACT WITH PRESSURE TREATED LUMBER. (CBC 2304.9.5)
5. ALL WORK SHALL COMPLY WITH 2016 CBC, SEC 1003.3.3.3, 1003.3.3.6

LEGEND:

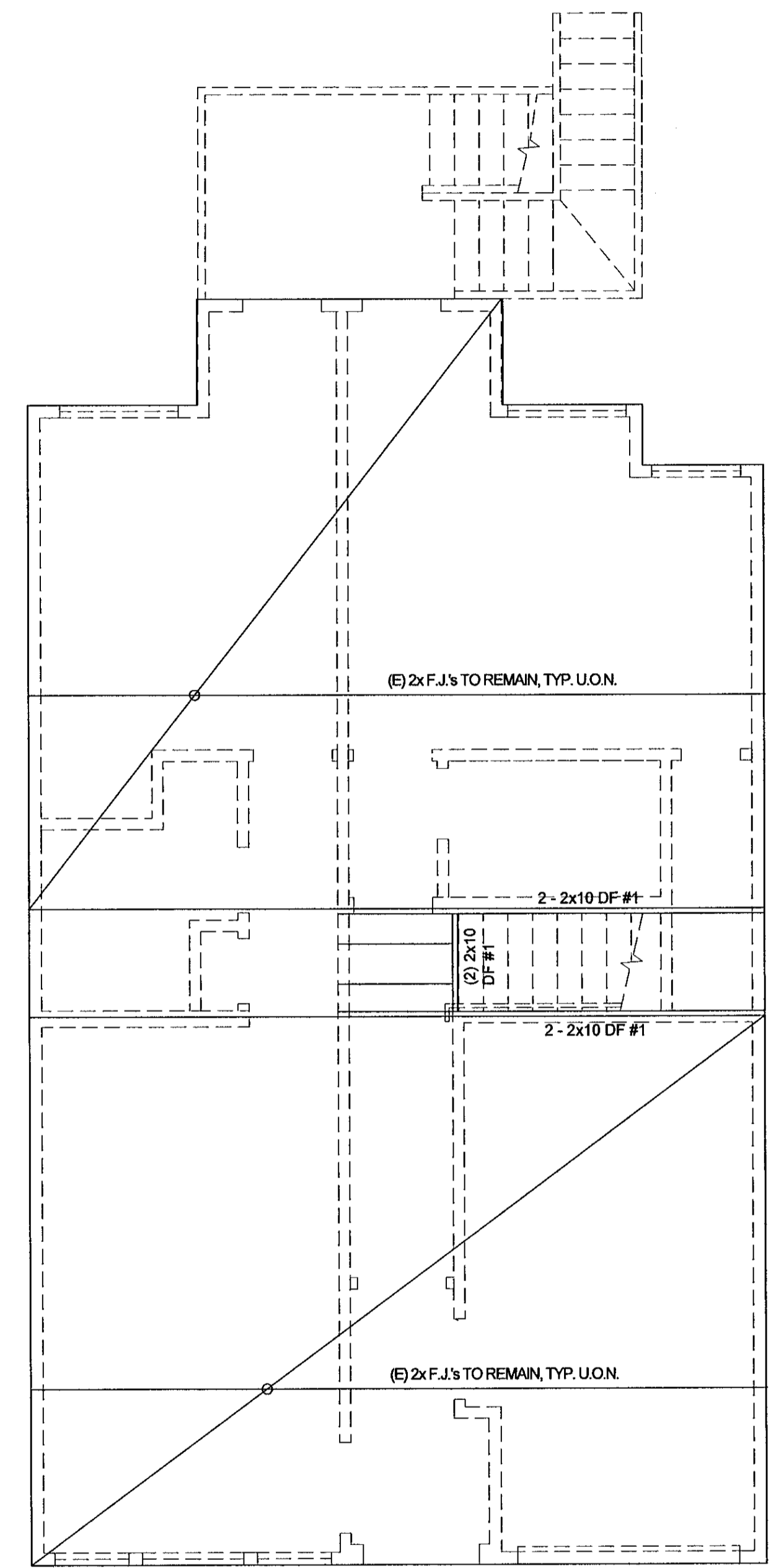
- FOUNDATION WALL.
- FOUNDATION FOOTING



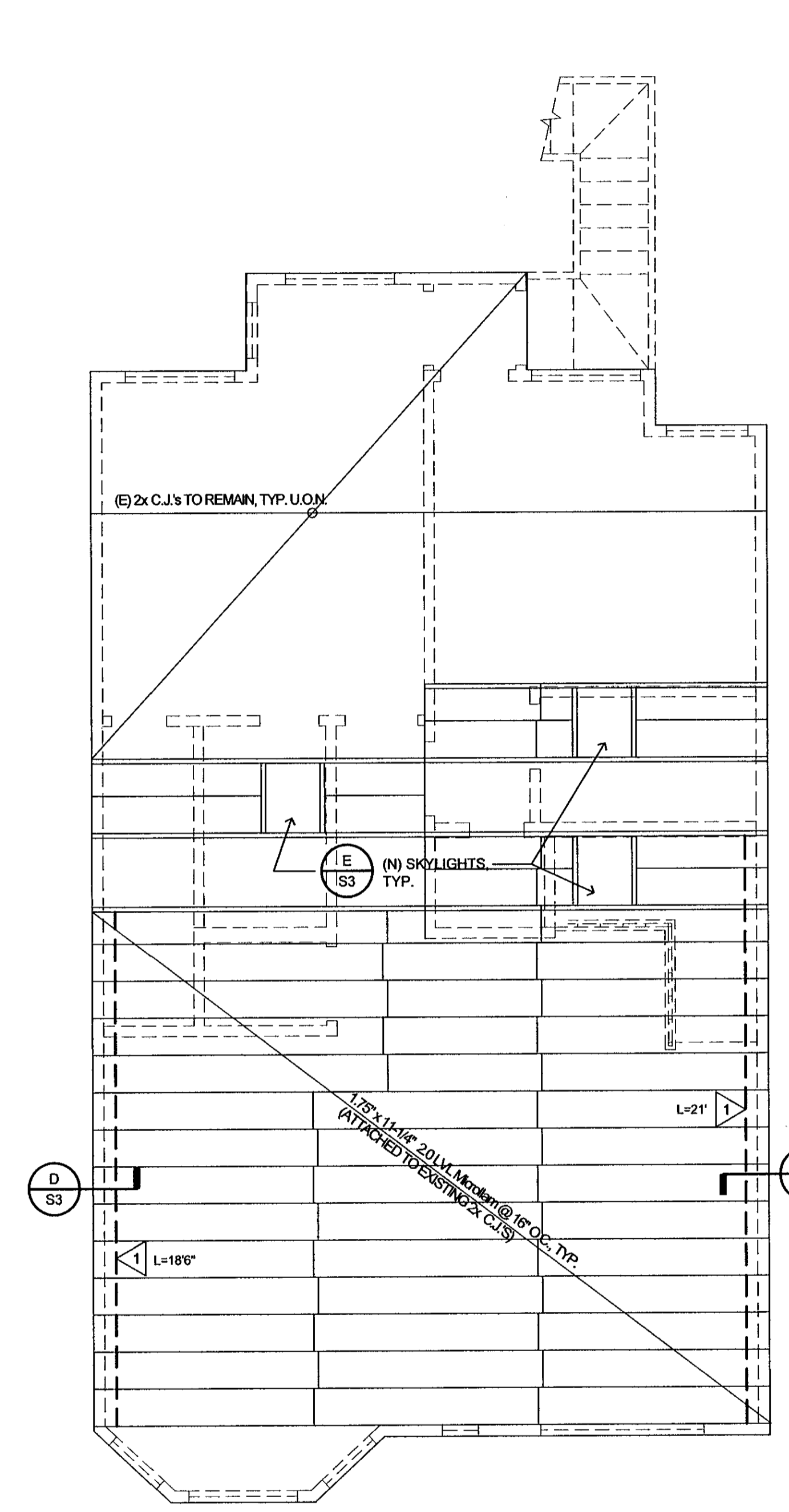
1 FOUNDATION PLAN
 1/4"=1'-0"



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



3 2ND FLOOR FRAMING PLAN
 1/4"=1'-0"



4 2ND FLOOR CEILING FRAMING PLAN
 1/4"=1'-0"



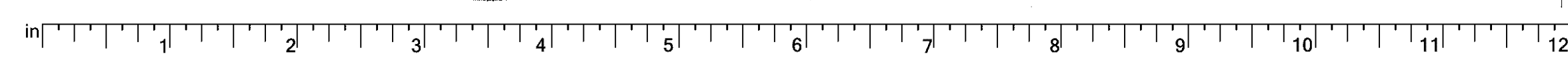
RECEIVED
 JAN -3 2019
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED.

APPROVED
 Dept. of Building Insp.

JAN 04 2019
 Tom C. Hu
 DIRECTOR
 DEPT. OF BUILDING INSPECTION

Nelson Lau, DBI
 JAN - 4 2018

Drawn:
 Scale: AS NOTED
 Date: 11.28.18
 Sheet: S2



Project Location:

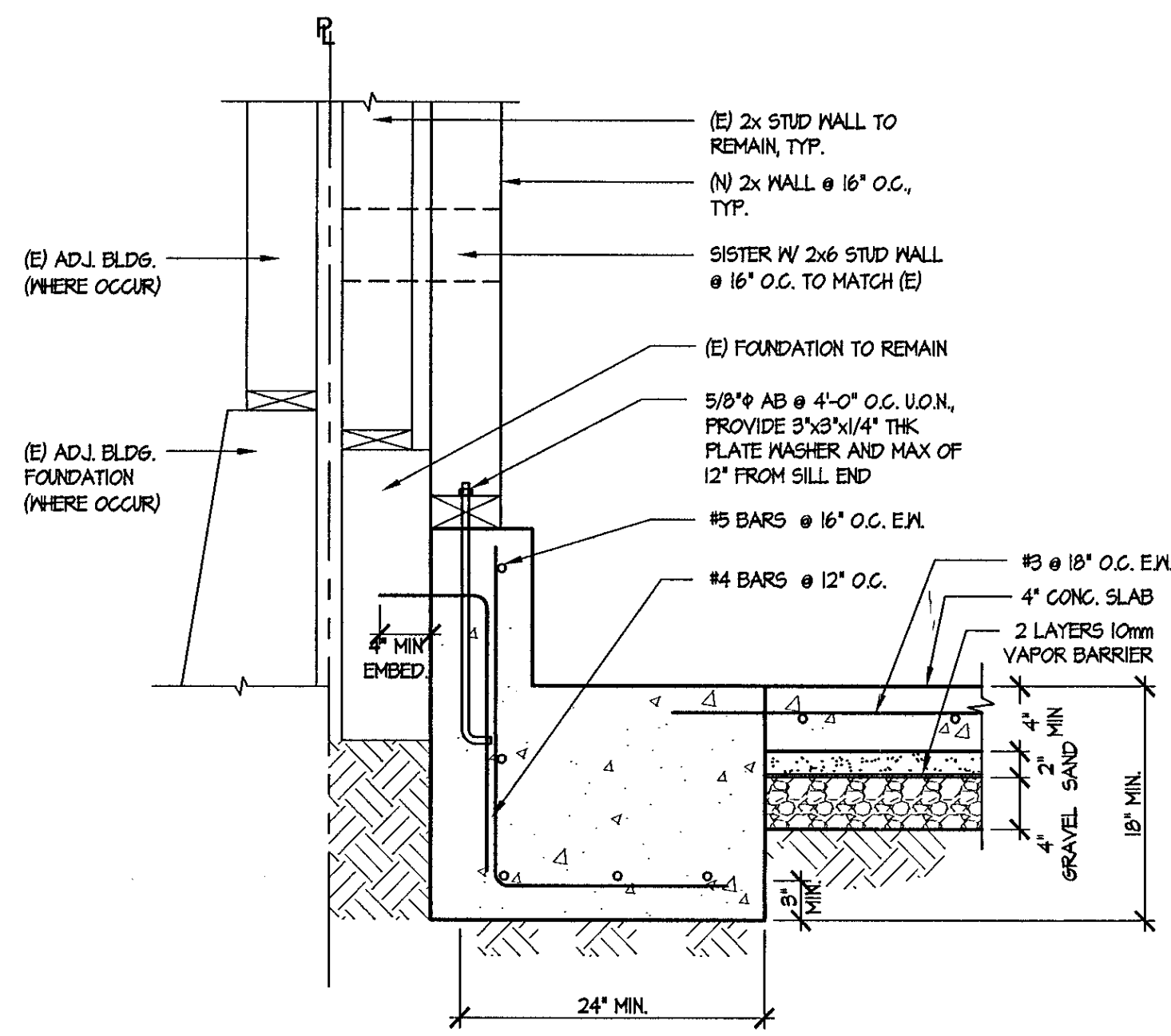
Lei Residence

375-377 Hearst Ave.
San Francisco, CA
94112
Block: 3120 Lot: 036

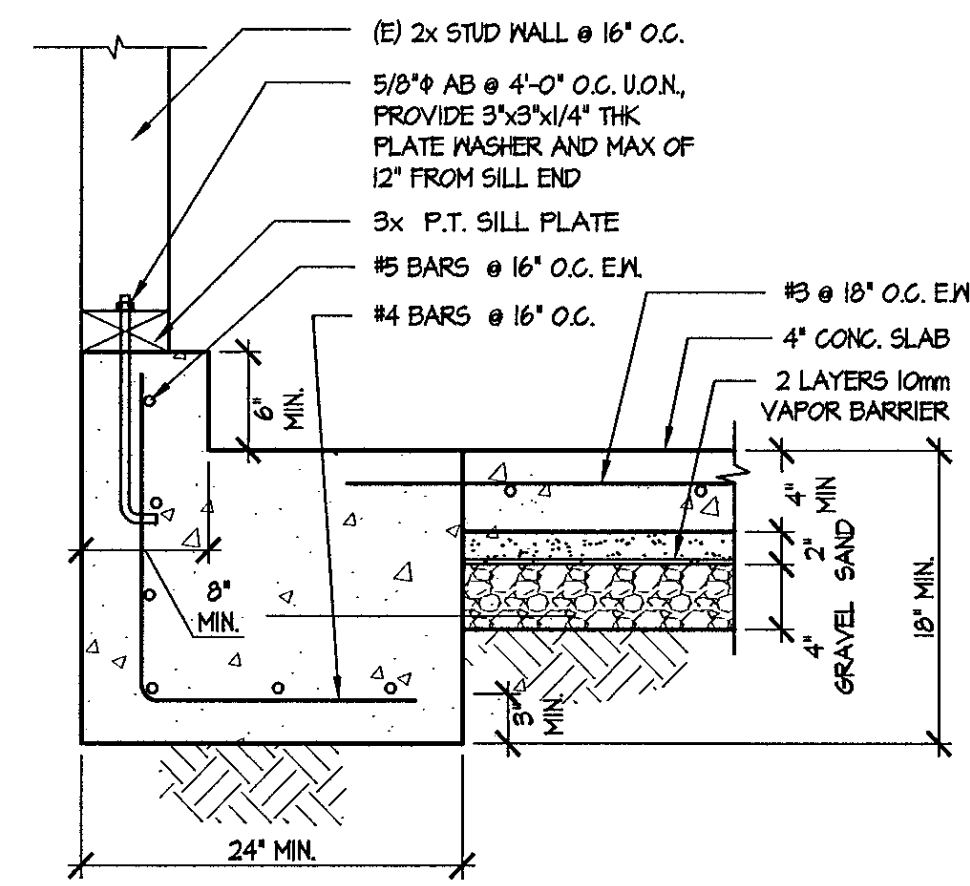
Property Owner:

Fillian Lei
375 Hearst Ave.
San Francisco, CA
94112

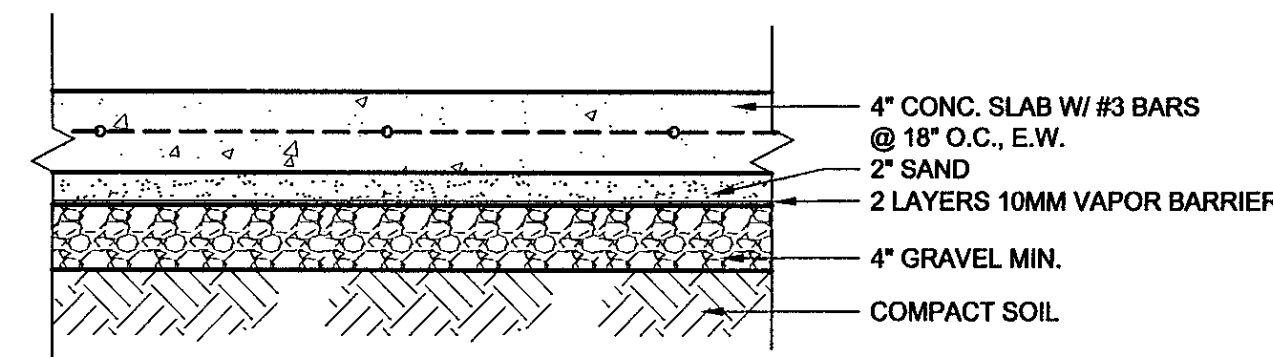
CONSTRUCTION DETAILS



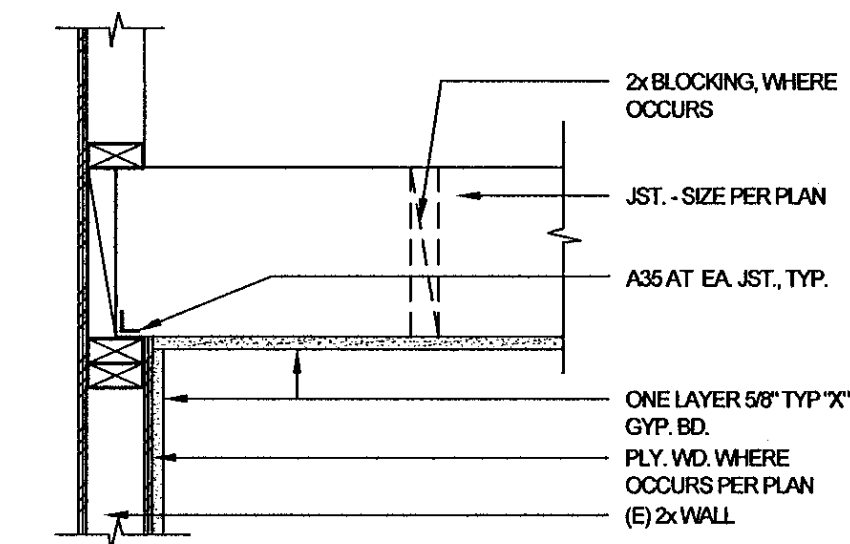
A TYPICAL FOUNDATION AT P.L. N.T.S.



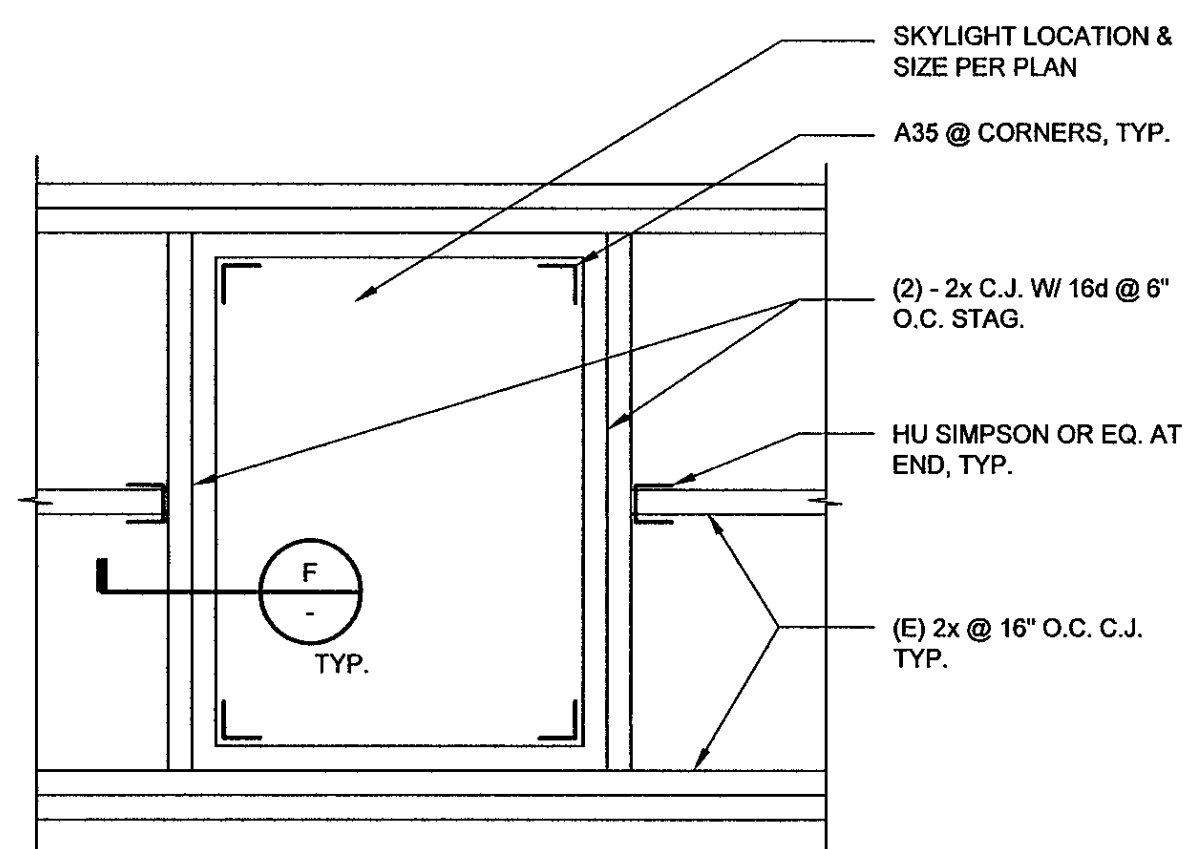
B FOUNDATION DETAIL N.T.S.



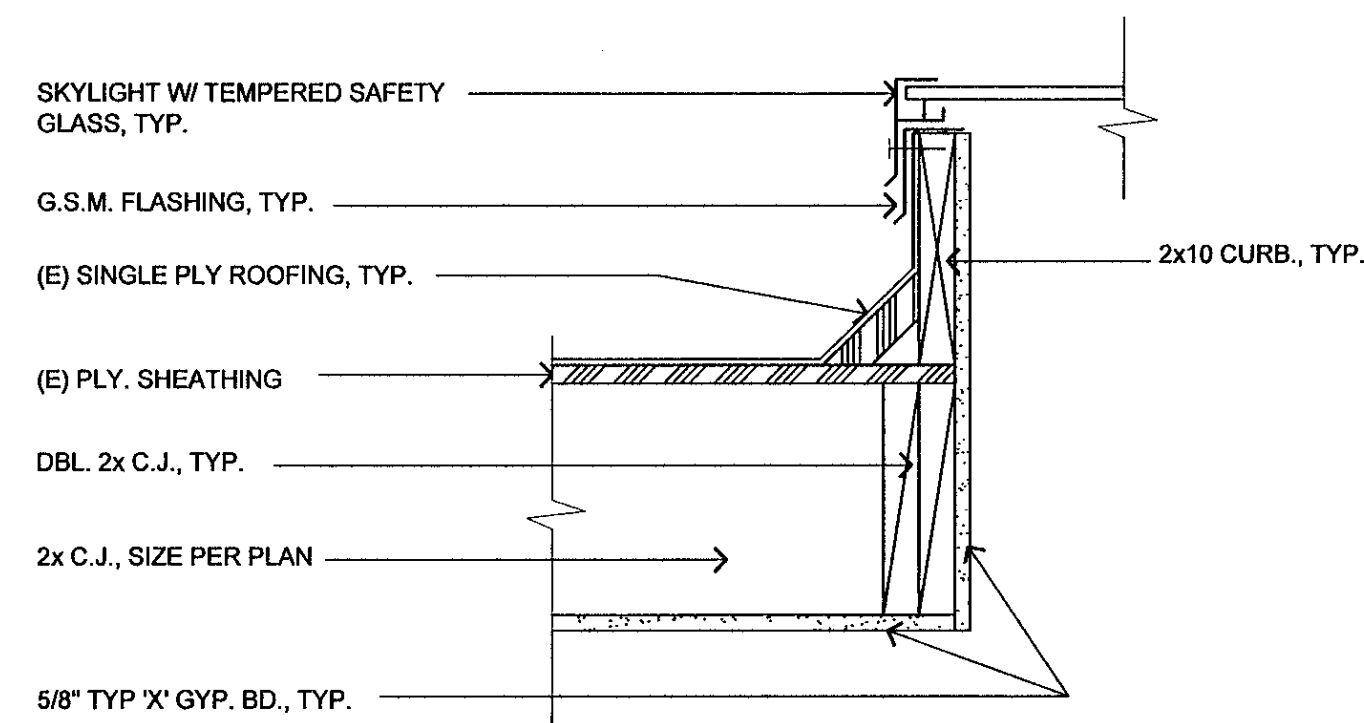
C TYP. SLAB ON GRADE DETAIL N.T.S.



D TYPICAL WALL / JOIST FRAMING N.T.S.



E TYP. SKYLIGHT FRAMING DETAIL N.T.S.



F TYP. SKYLIGHT FRAMING DETAIL N.T.S.



Wetman Law, DBI
JAN - 4 - 2019

APPROVED
Dept. of Building Insp.

JAN 04 2019

Tom C. Hovell
TOM C. HOVELL, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Drawn:

Scale: AS NOTED

Date: 11.28.18

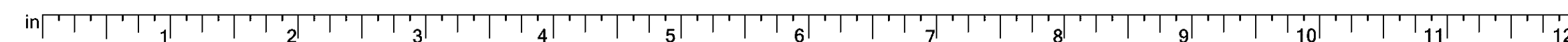
Sheet:

RECEIVED

JAN - 3 2019

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

S3



TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (BUILDING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

Attachment **RB**
JOB ADDRESS 375-377 Hearst Ave. APPLICATION NO. _____ ADDENDUM NO. _____
ENGINEER/ARCHITECT NAME Bin Lei PHONE NO. (415) 246-8228

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the building elements in this project:

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Installation</p> <p>1.1. Addition and Alteration</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> C2R-ADD-02-E Non HERS - Prescriptive Addition Simple (B93) <input type="checkbox"/> C2R-ADD-02-E Non HERS - Prescriptive Addition Simple (B94) <p>1.2. Envelope</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> C2R-ENV-01-E Non HERS - Foundation Installation (B1) <input checked="" type="checkbox"/> C2R-ENV-02-E Non HERS - Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-04-E Non HERS - Roofing Material Rating (B4) <input type="checkbox"/> C2R-ENV-20-H HERS - Building Envelope Air Leakage Test (B5) <p>1.3. Mechanical</p> <ul style="list-style-type: none"> <input type="checkbox"/> C2R-MCH-01-E Non HERS - Space Conditioning Systems (B97) <input type="checkbox"/> C2R-MCH-02-E Non HERS - Whole House Fan (B13) <input type="checkbox"/> C2R-MCH-20-H HERS - Duct Leakage (B94) <input type="checkbox"/> C2R-MCH-21-H HERS - Duct Location (B16) <input type="checkbox"/> C2R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (B98) <input type="checkbox"/> C2R-MCH-23-H HERS - Space Conditioning System Airflow Rate (B99) <input type="checkbox"/> C2R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (B61) <input type="checkbox"/> C2R-MCH-25-H HERS - Refrigerant Charge Verification - New Package Unit with Factory Charge (B23) <input type="checkbox"/> C2R-MCH-26-H HERS - Refrigerant Charge Verification - New Package Unit with Field Charge (B27) <input type="checkbox"/> C2R-MCH-27-H HERS - IAQ (B61) <input type="checkbox"/> C2R-MCH-28-H HERS - Return Duct Design and Air Filter Grade Device Sizing According to Tables 150.9.4 or C (B31) <input type="checkbox"/> C2R-MCH-29-H HERS - Duct Surface Area Reduction: R-Value, Surface Duct Compliance Credit (B27) <input type="checkbox"/> C2R-MCH-30-E Non HERS - Ventilation Cooling Compliance Credit (B59) | <p>2. Verification</p> <p>2.1. Existing Conditions</p> <ul style="list-style-type: none"> <input type="checkbox"/> C2R-EXC-20-H HERS - HERS Verification of Existing Conditions for Residential Alterations (B47) <p>2.2. Envelope</p> <ul style="list-style-type: none"> <input type="checkbox"/> C2R-ENV-20-H HERS - Building Envelope Air Leakage Test (B47) <input type="checkbox"/> C2R-ENV-21-H HERS - Quality Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-22-H HERS - Quality Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-23-H HERS - Quality Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-24-H HERS - Quality Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-25-H HERS - Quality Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-26-H HERS - Quality Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-27-H HERS - Quality Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-28-H HERS - Quality Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-29-H HERS - Quality Insulation Installation (B3) <input type="checkbox"/> C2R-ENV-30-H HERS - Quality Insulation Installation (B3) <p>2.3. Mechanical</p> <ul style="list-style-type: none"> <input type="checkbox"/> C2R-MCH-06-H HERS - Duct Leakage Test (B48) <input type="checkbox"/> C2R-MCH-21-H HERS - Duct Location (B16) <input type="checkbox"/> C2R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (B98) <input type="checkbox"/> C2R-MCH-23-H HERS - Space Conditioning System Airflow Rate (B99) <input type="checkbox"/> C2R-MCH-24-H HERS - Space Conditioning System Airflow Rate (B99) <input type="checkbox"/> C2R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (B61) <input type="checkbox"/> C2R-MCH-25-H HERS - Refrigerant Charge Verification (B23) <input type="checkbox"/> C2R-MCH-26-H HERS - Refrigerant Charge Verification (B27) <input type="checkbox"/> C2R-MCH-27-H HERS - IAQ (B61) <input type="checkbox"/> C2R-MCH-28-H HERS - Return Duct Design and Air Filter Grade Device Sizing According to Tables 150.9.4 or C (B31) <input type="checkbox"/> C2R-MCH-29-H HERS - Duct Surface Area Reduction: R-Value, Surface Duct Compliance Credit (B27) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Required information:
Prepared by: _____ Date: 11/28/2018
Engineer/Architect of Record Signature
Fax: _____ Email: abcadd@sbcglobal.net
Review by: _____ Phone: (415) 558-_____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)
DATE _____ DBI Building Inspector or Energy Inspection Services Staff
QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sbcglobal.net; or FAX (415) 558-8474

TITLE-24 LOW RISE RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

Attachment **RE**
JOB ADDRESS 375-377 Hearst Ave. APPLICATION NO. _____ ADDENDUM NO. _____
ENGINEER/ARCHITECT NAME Bin Lei PHONE NO. (415) 246-8228

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the electrical elements in this project:

- 1. Installation**
- 1.1. Electrical**
- C2R-LIG-01-E Lighting - Single Family Dwelling (B1)
 - C2R-LIG-02-E Lighting - Multi-Family Dwelling (B2)
- 1.2. Solar**
- C2R-SPV-01-E Photovoltaic Systems Compliance Credit (B17)

Required information:
Prepared by: _____ Date: 11/28/2018
Engineer/Architect of Record Signature
Fax: _____ Email: abcadd@sbcglobal.net
Review by: _____ Phone: (415) 558-_____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)
DATE _____ DBI Electrical Inspector or Energy Inspection Services Staff
QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sbcglobal.net; or FAX (415) 558-8474

TITLE-24 LOW-RISE RESIDENTIAL SPECIAL INSPECTION (PLUMBING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

Attachment **RP**
JOB ADDRESS 375-377 Hearst Ave. APPLICATION NO. _____ ADDENDUM NO. _____
ENGINEER/ARCHITECT NAME Bin Lei PHONE NO. (415) 246-8228

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the plumbing work in this project:

- 1. Installation**
- 1.1. Plumbing**
- C2R-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution (P6)
 - C2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution (P6)
 - C2R-PLB-03-E DHW Non-HERS - Fuel and Gas Heating System (P7)
 - C2R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (P6)
 - C2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (P6)
- 1.2. Solar**
- C2R-STH-01-E Solar Water Heating System (P1)
- 1.3. Refrigerant**
- C2R-MCH-04-E Non HERS - Evaporative coolers (P2)
- 2. Verification**
- C2R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (P6)
 - C2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (P6)

Required information:
Prepared by: _____ Date: 11/28/2018
Engineer/Architect of Record Signature
Fax: _____ Email: abcadd@sbcglobal.net
Review by: _____ Phone: (415) 558-_____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)
DATE _____ DBI Plumbing Inspector or Energy Inspection Services Staff
QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sbcglobal.net; or FAX (415) 558-8474

Project Location:
Lei Residence
375-377 Hearst Ave.
San Francisco, CA
94112
Block: 3120 Lot: 036

Property Owner:
Fillian Lei
375 Hearst Ave.
San Francisco, CA
94112

TITLE 24 ENERGY INSPECTION FORMS

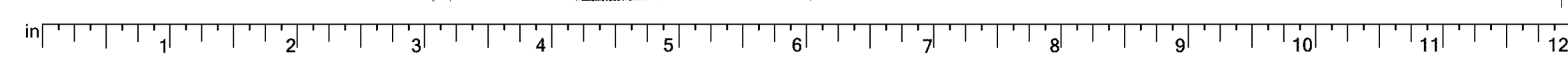
APPROVED
Dept. of Building Insp.
JAN 04 2019
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Drawn:
Scale: **AS NOTED**
Date: **11.28.18**
Sheet:

RECEIVED
DEC 7 - 2018
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

Mohsin Shaikh, DBI
JAN 04 2019

T24-2



GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.
2. Submittal must be a minimum of 11" x 17".
3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤5.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

375 Hearst Ave

PROJECT NAME: Block: 3120 Lot: 036

BLOCK/LOT: 375 Hearst Ave

ADDRESS: Two Units / R3

PRIMARY OCCUPANCY: 2554 SQ. FT.

GROSS BUILDING AREA: 922 SQ. FT.

INCREASE IN CONDITIONED FLOOR AREA:

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

[Signature] 11/28/18

LICENSED PROFESSIONAL (sign & date)
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

FIRM

I am a LEED Accredited Professional

I am a GreenPoint Rater

I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

Indoor Water Efficiency
Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads ²	2 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 rim space (inches) @ 60 psi
Metering Faucets	20 gallons per cycle
Tank-type water closets	1.28 gallons / flush ¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush ¹
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDPI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

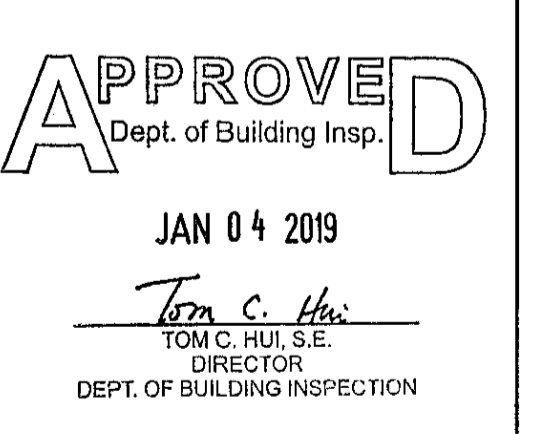
Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

Project Location:
Lei Residence
375-377 Hearst Ave.
San Francisco, CA 94112
Block: 3120 Lot: 036

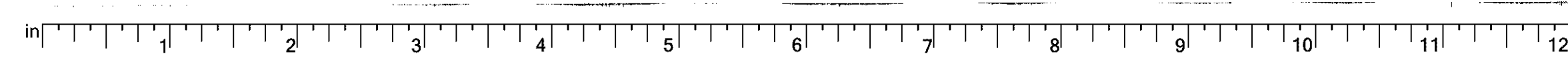
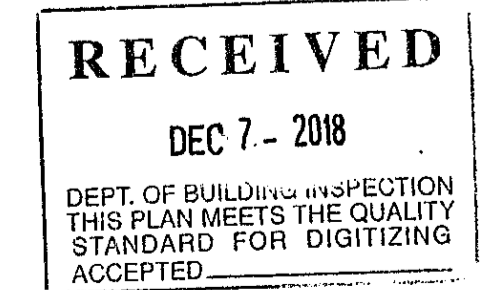
Property Owner:
Fillian Lei
375 Hearst Ave.
San Francisco, CA 94112

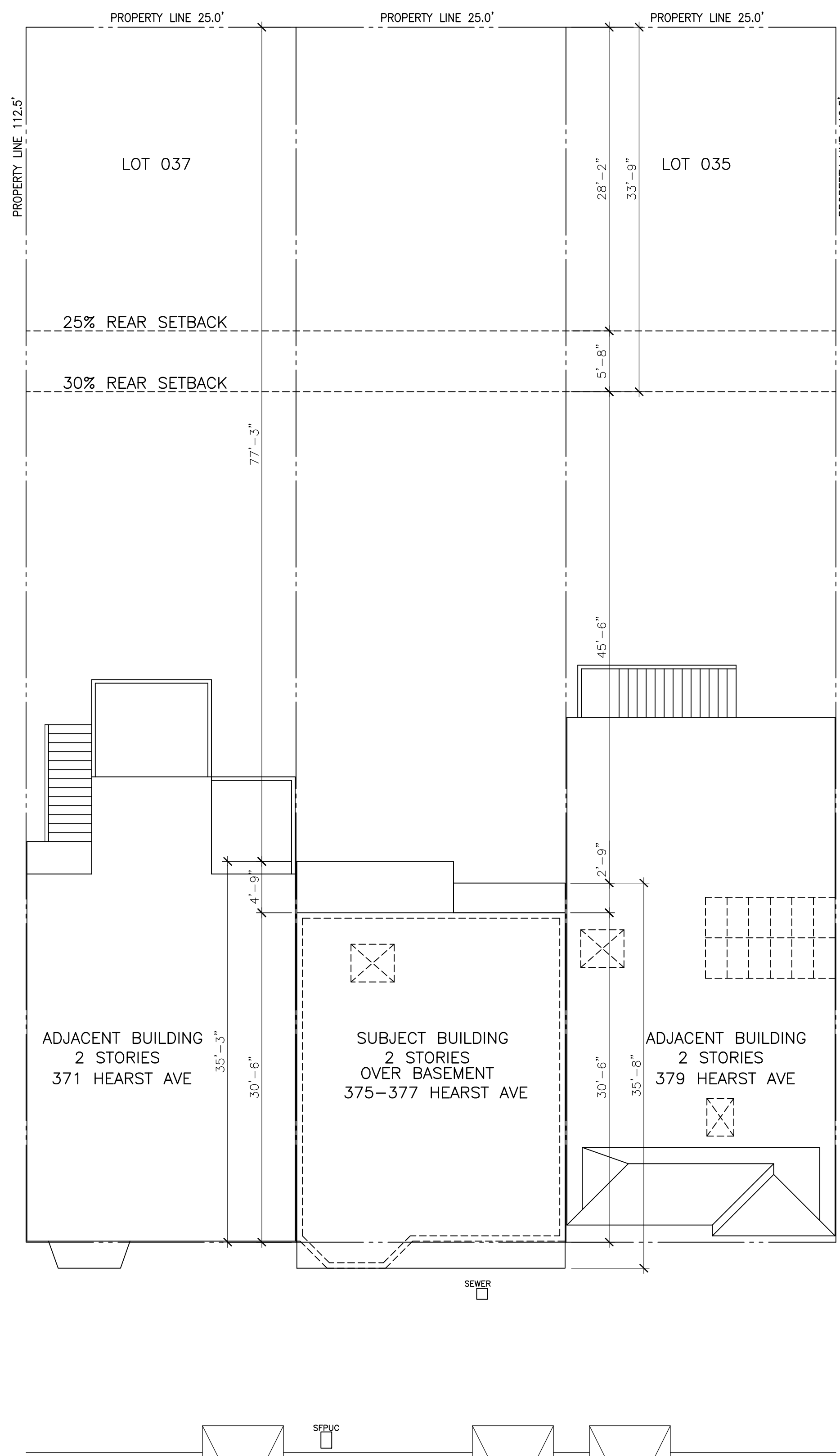
GREEN BUILDING CHECKLIST

Drawn:
Scale: **AS NOTED**
Date: **11.28.18**
Sheet: **GB1**

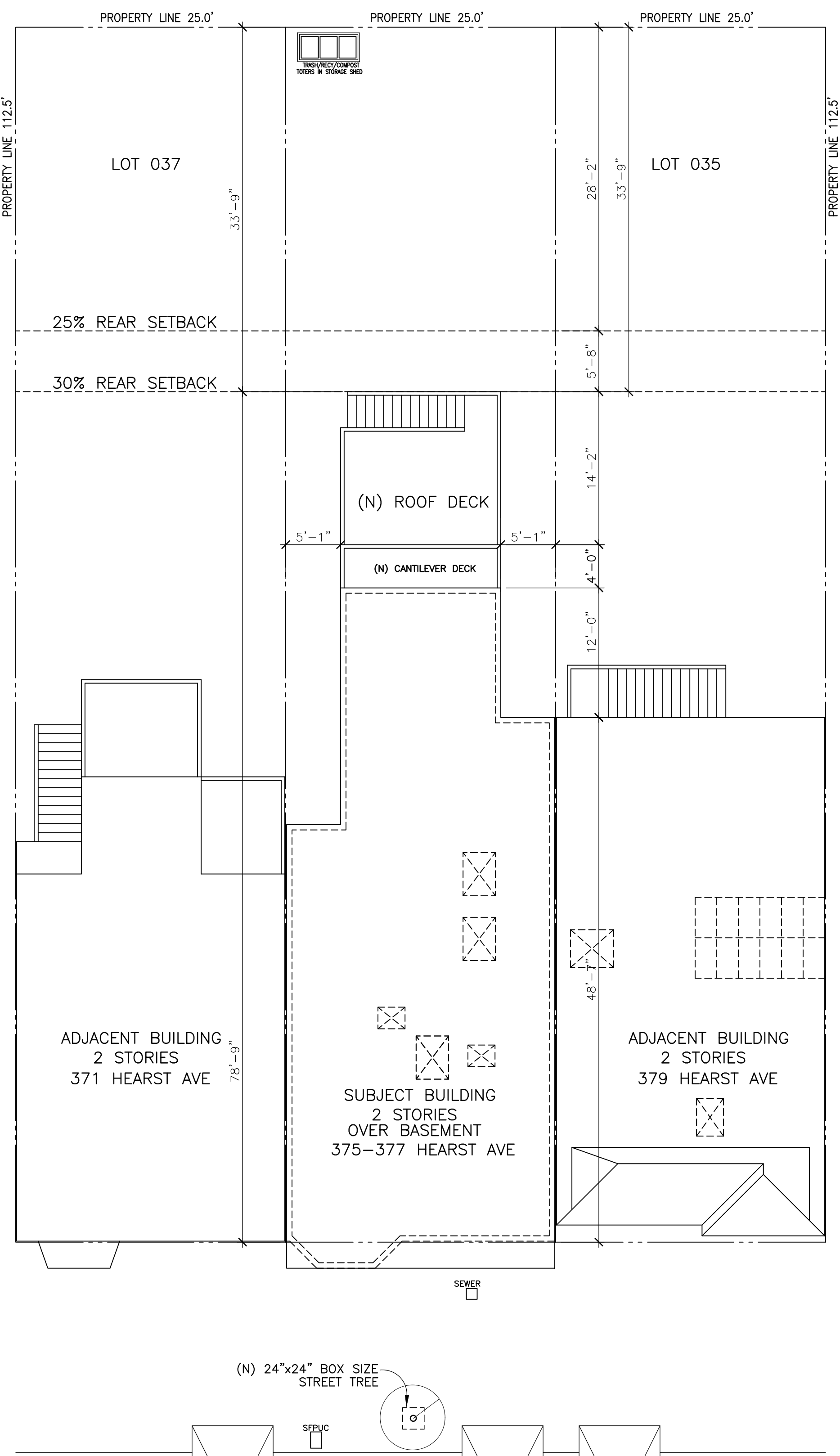


Mohsin Shaikh, DBI
JAN 04 2019





(E) SITE/ROOF PLAN 1 A-1
1/8" = 1'-0"



(P) SITE/ROOF PLAN 2 A-1
1/8" = 1'-0"

BUILDING CODES		SHEET INDEX	
2016 CALIFORNIA BUILDING CODE		A-1	(E) & (P) SITE PLANS
2016 CALIFORNIA MECHANICAL CODE		A-2	(E) & (P) BASEMENT PLANS
2016 CALIFORNIA PLUMBING CODE		A-3	(E) & (P) 1ST FLOOR PLANS
2016 CALIFORNIA ELECTRICAL CODE		A-4	(E) & (P) 2ND FLOOR PLANS
2016 CALIFORNIA ENERGY CODE		A-5	(E) & (P) FRONT ELEVATIONS
2016 SAN FRANCISCO BUILDING CODE		A-6	(E) & (P) REAR ELEVATIONS
BLOCK AND LOT NO. 3120/036		A-7	(E) & (P) RIGHT (WEST) SIDE ELEVATION
ZONING RH-1		A-8	(E) & (P) LEFT (EAST) SIDE ELEVATION
TYPE OF CONSTRUCTION V-B			
OCCUPANCY GROUP R-3/U			
NUMBER OF UNIT TWO FAMILY DWELLING			
NUMBER OF STORIES 2 OVER BASEMENT			

SCOPE OF WORK:
 COMPLY WITH NOV#: 201956162. REVISION TO BPA#: 20181207797.
 SITE VERIFIED (E) MEASUREMENTS. DEMO-ED REAR STAIRS AND APPROX. 10' OF REAR PORTION OF BUILDING DUE TO DRY ROT.
 PROPOSE 3 STORY HORIZONTAL ADDITION, NEW REAR DECK, AND GARAGE MODIFICATIONS. FRONT WINDOWS TO BE ALUMINUM-CLAD WOOD.
 BASEMENT: RELOCATE KITCHEN AND DINING AREA, 3 BEDROOMS AND 3.5 BATH, ADD STAIRS TO 1ST FLOOR
 1ST FLOOR: REMODEL KITCHEN AND BATH, RECONFIGURE STAIRS TO 2ND FLOOR
 2ND FLOOR: REMODEL BATH, ADD 3 BEDROOMS AND 4 BATHS

LOT SUMMARY				
LOT	ADDRESS	LOT WIDTH	LOT DEPTH	LOT AREA
036	375-377 HEARST AVE SF, CA 94112	25'	112.5'	2,812.5 SQ. FT.

EXISTING FRONT BUILDING HEIGHT	25'8"
EXISTING REAR BUILDING HEIGHT	33'0"
EXISTING REAR SETBACK	63'4"
PROPOSED FRONT BUILDING HEIGHT	25'8"
PROPOSED REAR BUILDING HEIGHT	33'3"
PROPOSED REAR SETBACK	33'9"

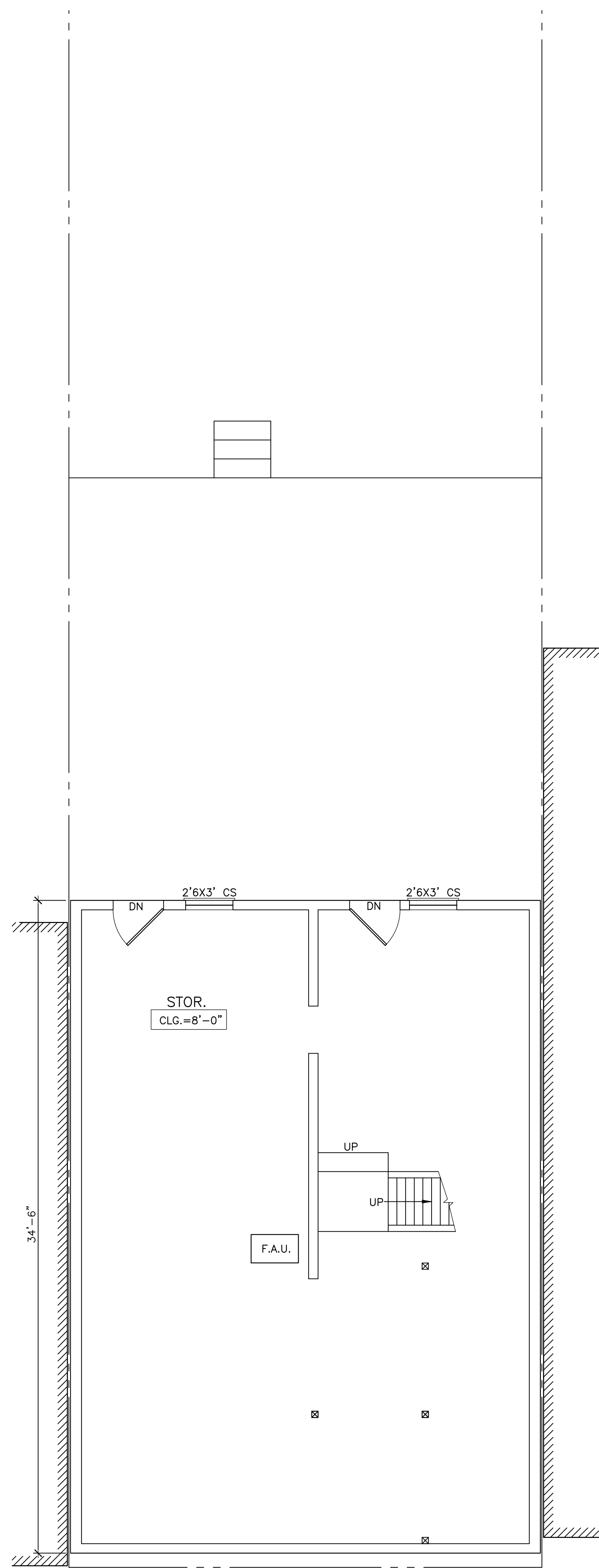
PARKING SUMMARY TABLE	
NUMBER OF PARKING SPACE:	ONE
TYPE OF VEHICLE:	STANDARD (1)
AN ADDITION PARKING REQUIRED	N/A

GROSS FLOOR AREA CALCULATION TABLE	
EXISTING GARAGE	201 S.F.
EXISTING BASEMENT GROSS FLOOR AREA	957 S.F.
EXISTING 1ST FLR GROSS FLOOR AREA	714 S.F.
EXISTING 2ND FLR GROSS FLOOR AREA	969 S.F.
EXISTING GROSS FLOOR AREA TOTAL:	2841 S.F.
PROPOSED GARAGE SPACE	208 S.F.
PROPOSED BASEMENT GROSS FLOOR AREA	1432 S.F.
PROPOSED 1ST FLR GROSS FLOOR AREA	1024 S.F.
PROPOSED 2ND FLR GROSS FLOOR AREA	1353 S.F.
GROSS FLOOR AREA TOTAL:	4017 S.F.

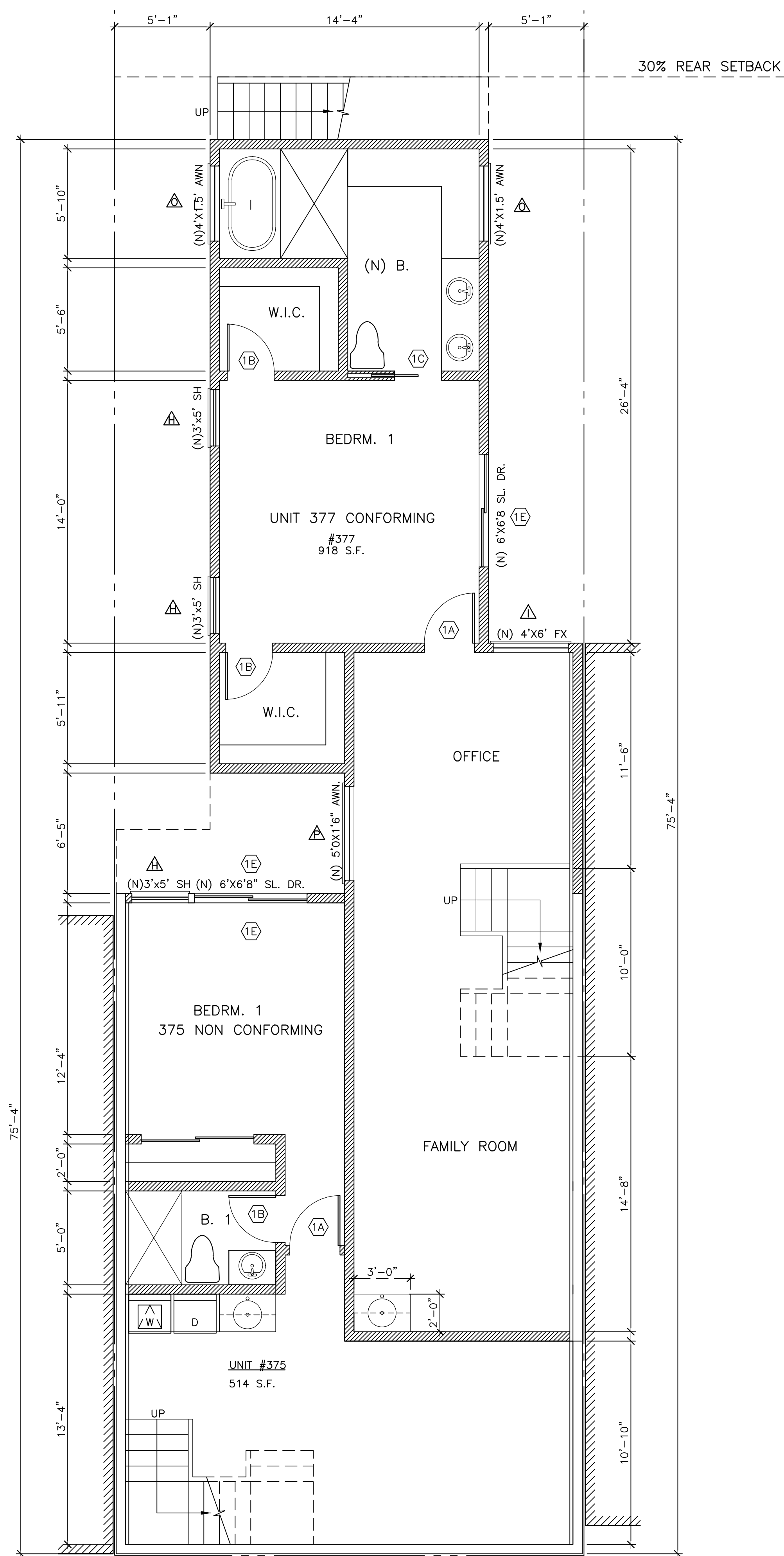
EACH UNIT SQUARE FOOTAGE TABLE	
UNIT 375 - EXISTING	714 S.F.
UNIT 377 - EXISTING	969 S.F.
UNIT 375 - PROPOSED (BASEMENT AND 1ST FLOOR) 514+200	714 S.F.
UNIT 377-PROPOSED (BASEMENT, 1ST & 2ND FLOOR) 918+824+1353	3095 S.F.
TOTAL PROPOSED SF	3809 S.F.



OWNER: FILLIAN LEI	415-810-8371
JOB ADDRESS: 375-377 HEARST AVE, S.F., CA 94112	
BLK/LOT 3120/036	DRAWING SCALE: AS NOTED
SHEET TITLE	DRAWING DATE: 6/3/20
(E) & (A) SITE PLAN	
DESIGNER: TONY LEE	DRAWING NUMBER
HWDESIGN228@GMAIL.COM	A-1 of 8
1485 BAYSHORE BL. #159 S.F. CA 94124	



(E) BASEMENT PLAN 1
 1/4" = 1'-0" A-2
 (E) FLOOR AREA 857 S.F.



(P) BASEMENT PLAN 2
 1/4" = 1'-0" A-2
 (P) UNIT 375 NON CONFORMING 514 S.F.
 (P) UNIT 377 CONFORMING 918 S.F.
 TOTAL BASEMENT SQ FT 1432 S.F.

LEGEND

- INDICATES NEW WALL
- INDICATES 5/8" TYPE 'X' GYP. BD. AT SINGLE LINE
- INDICATES EXISTING WALL TO REMAIN
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES EXISTING DOOR TO REMAIN
- INDICATES NEW DOOR, SC = SOLID CORE, HC = HOLLOW CORE

WINDOW NOTES: ALL REPLACEMENT AND NEW WINDOWS SHALL BE DOUBLE PANE VINYL TYPE, UNLESS OTHERWISE NOTED.

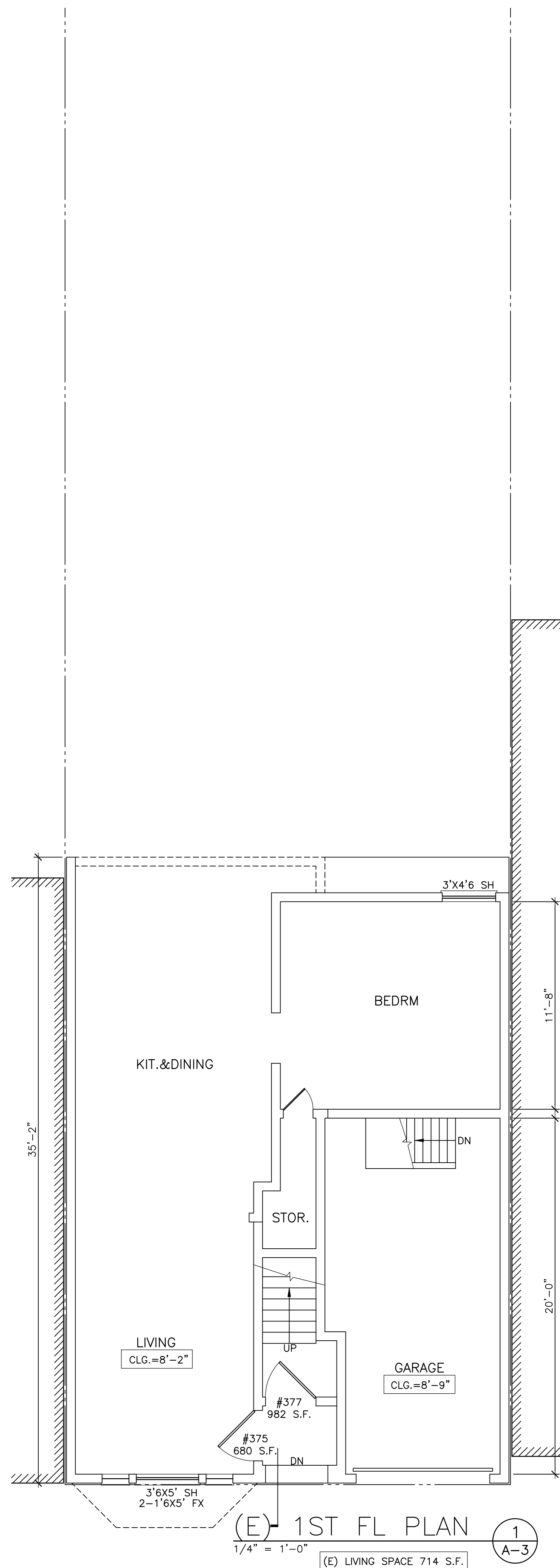
SH = SINGLE HUNG
 SL = SLIDING
 GL = GLASS

SYMBOLS

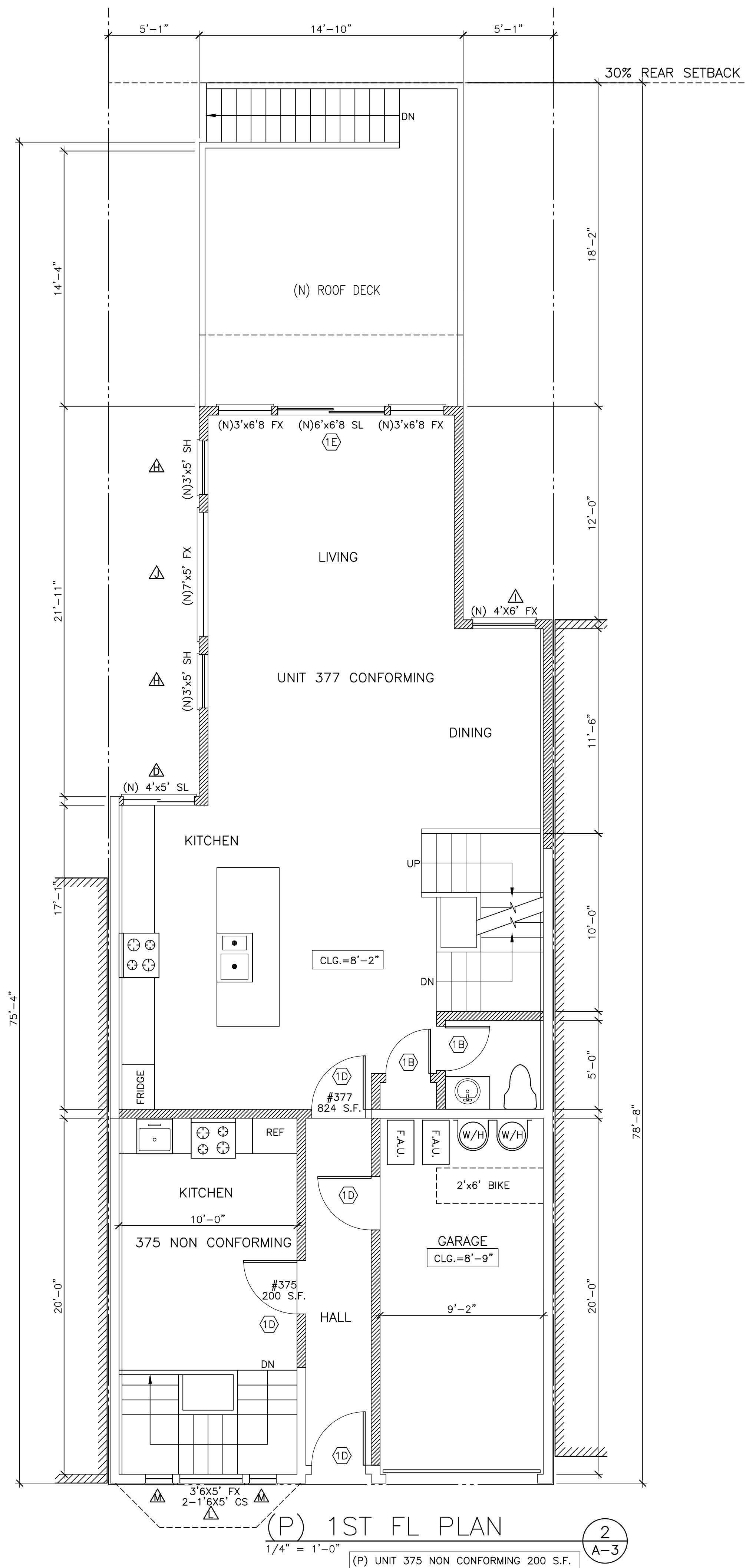
- SMOKE ALARM TYPICAL COMBO CO. DETECTION AT HALLWAY
- HEAT REGISTER
- EXHAUST FAN/LIGHT FIXTURE WITH HUMIDITY CONTROL



OWNER: FILLIAN LEI	415-810-8371
JOB ADDRESS: 375-377 HEARST AVE, S.F., CA 94112	
BLK/LOT 3120/036	DRAWING SCALE: AS NOTED
SHEET TITLE	DRAWING DATE: 6/3/20
(E) & (P) BASEMENT FLOOR PLANS	
DESIGNER: TONY LEE 1485 BAYSHORE BL. #159 S.F. CA 94124	DRAWING NUMBER A-2 of 8



(E) 1ST FL PLAN
 1/4" = 1'-0"
 (E) LIVING SPACE 714 S.F.
 1 A-3



(P) 1ST FL PLAN
 1/4" = 1'-0"
 (P) UNIT 375 NON CONFORMING 200 S.F.
 (P) UNIT 377 CONFORMING 824 S.F.
 TOTAL 1ST FLOOR SQ FT 1024 S.F.
 2 A-3

LEGEND

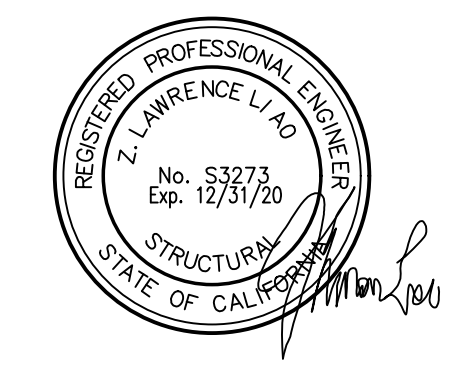
- INDICATES NEW WALL
- INDICATES 5/8" TYPE 'X' GYP. BD. AT SINGLE LINE
- INDICATES EXISTING WALL TO REMAIN
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES EXISTING DOOR TO REMAIN
- INDICATES NEW DOOR, SC = SOLID CORE, HC = HOLLOW CORE

WINDOW NOTES: ALL REPLACEMENT AND NEW WINDOWS SHALL BE DOUBLE PANE VINYL TYPE, UNLESS OTHERWISE NOTED.

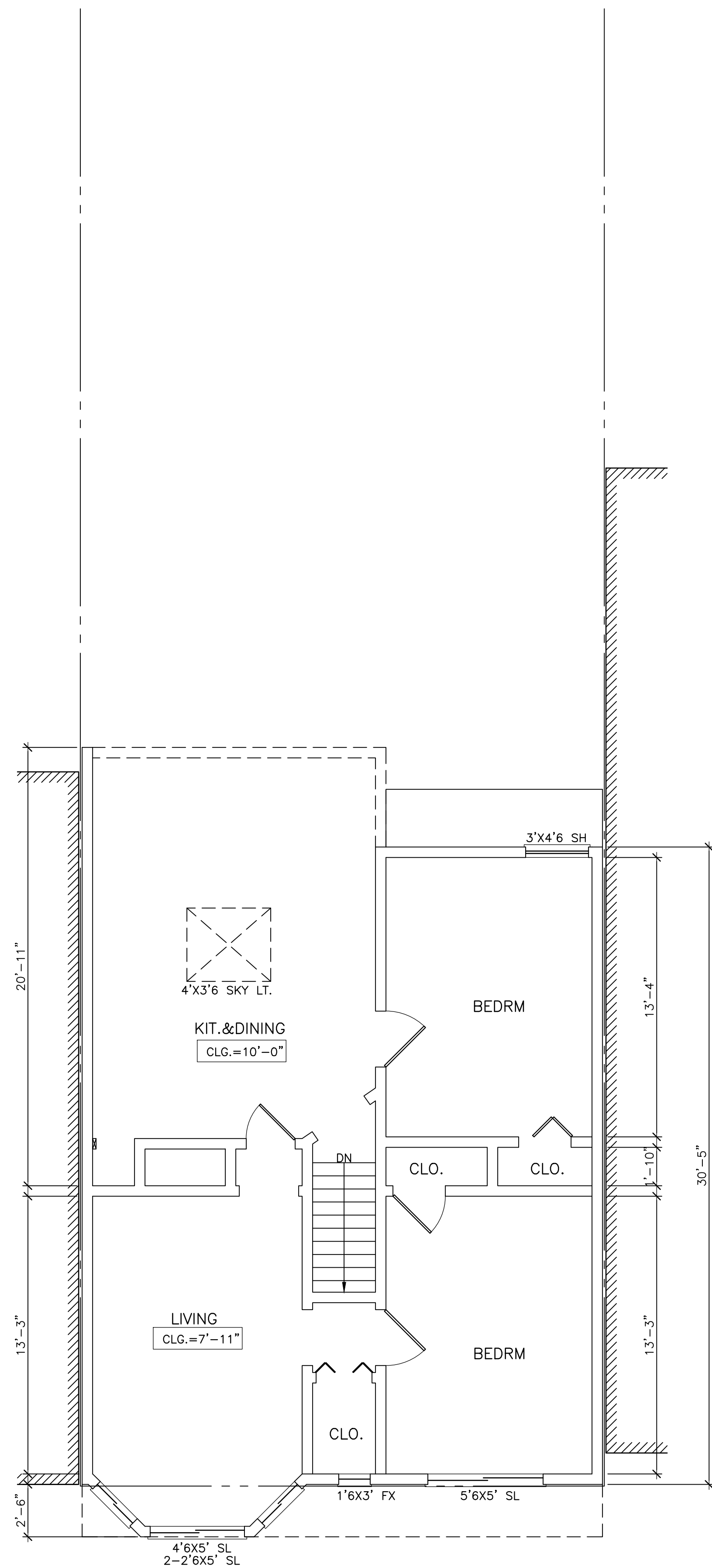
SH = SINGLE HUNG
 SL = SLIDING
 GL = GLASS

SYMBOLS

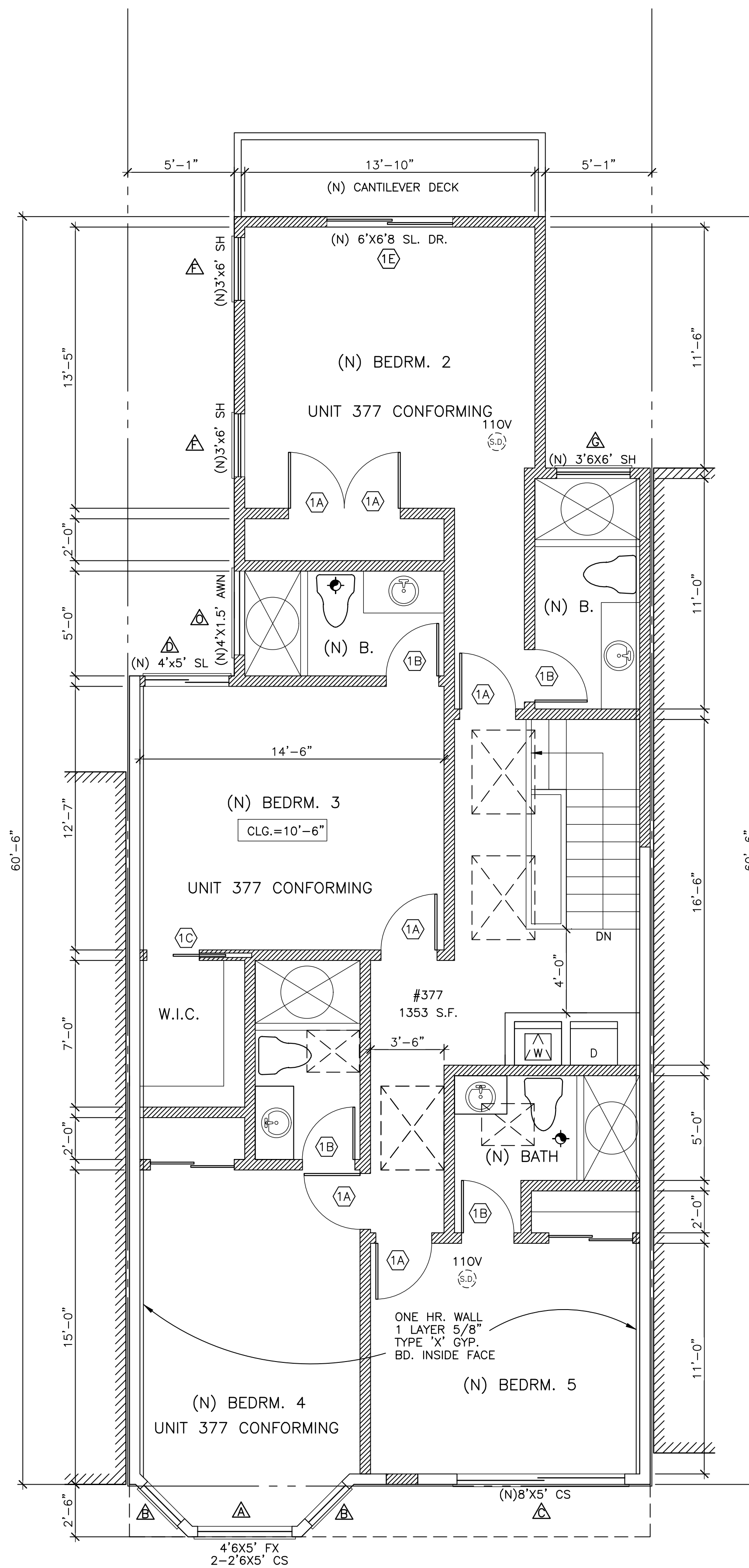
- SMOKE ALARM TYPICAL COMBO CO. DETECTION AT HALLWAY
- HEAT REGISTER
- EXHAUST FAN/LIGHT FIXTURE WITH HUMIDITY CONTROL



OWNER: FILLIAN LEI	415-810-8371
JOB ADDRESS: 375-377 HEARST AVE, S.F, CA 94112	
BLK/LOT 3120/036	DRAWING SCALE: AS NOTED
SHEET TITLE	DRAWING DATE: 6/3/20
(E) & (P) 1ST FLOOR PLANS	
DESIGNER: TONY LEE	DRAWING NUMBER
HWDESIGN228@GMAIL.COM 1485 BAYSHORE BL. #159 S.F. CA 94124	A-3 of 8



(E) 2ND FL PLAN 1
 1/4" = 1'-0" (E) LIVING SPACE 969 S.F. A-4



(P) 2ND FL PLAN 2
 1/4" = 1'-0" (P) CONDITIONED SPACE 1353 S.F. (P) HABITABLE SPACE 680 S.F. A-4

LEGEND

- INDICATES NEW WALL
- INDICATES 5/8" TYPE 'X' GYP. BD. AT SINGLE LINE
- INDICATES EXISTING WALL TO REMAIN
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES EXISTING DOOR TO REMAIN
- INDICATES NEW DOOR, SC = SOLID CORE, HC = HOLLOW CORE

WINDOW NOTES: ALL REPLACEMENT AND NEW WINDOWS SHALL BE DOUBLE PANE VINYL TYPE, UNLESS OTHERWISE NOTED.

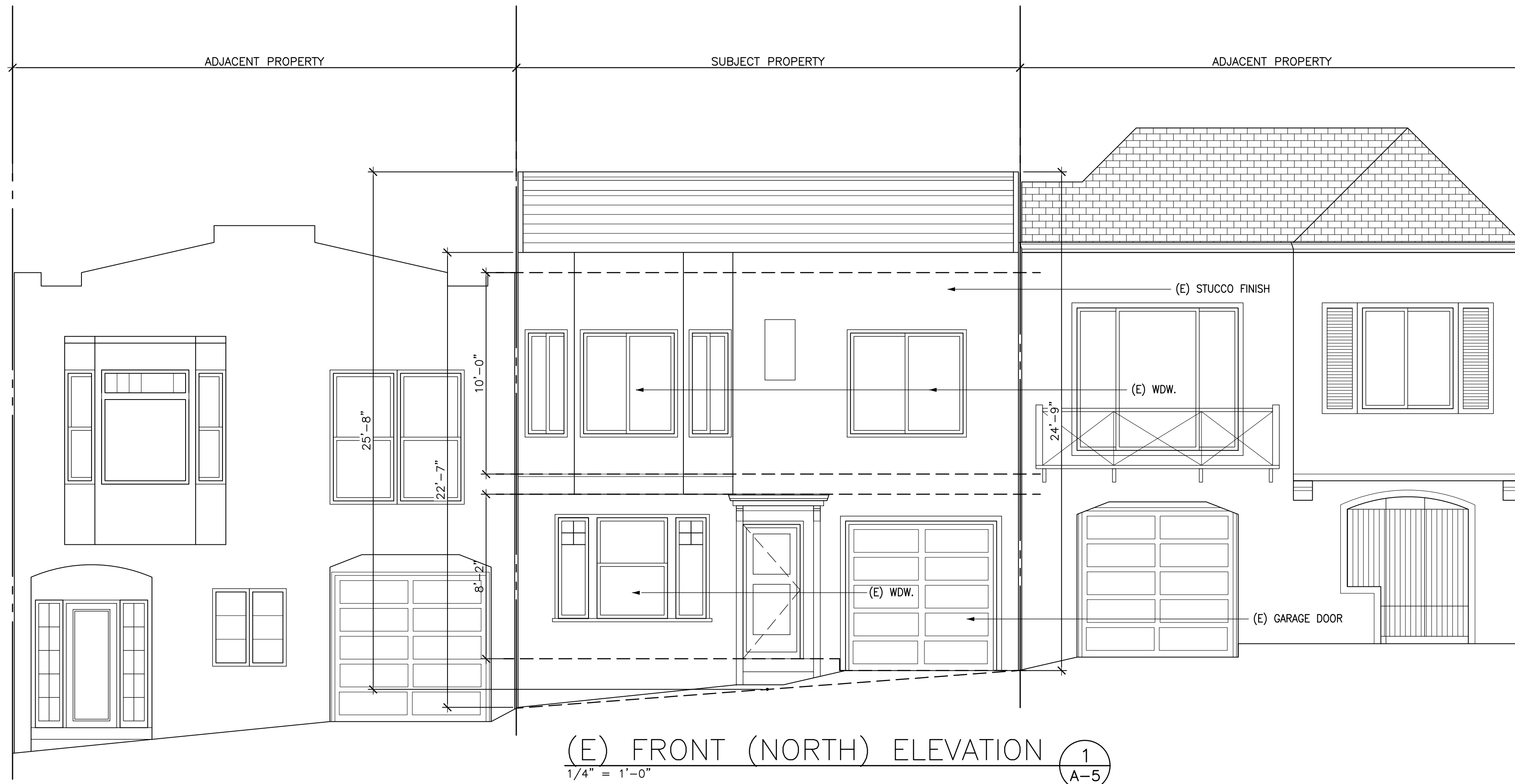
SH = SINGLE HUNG
 SL = SLIDING
 GL = GLASS

SYMBOLS

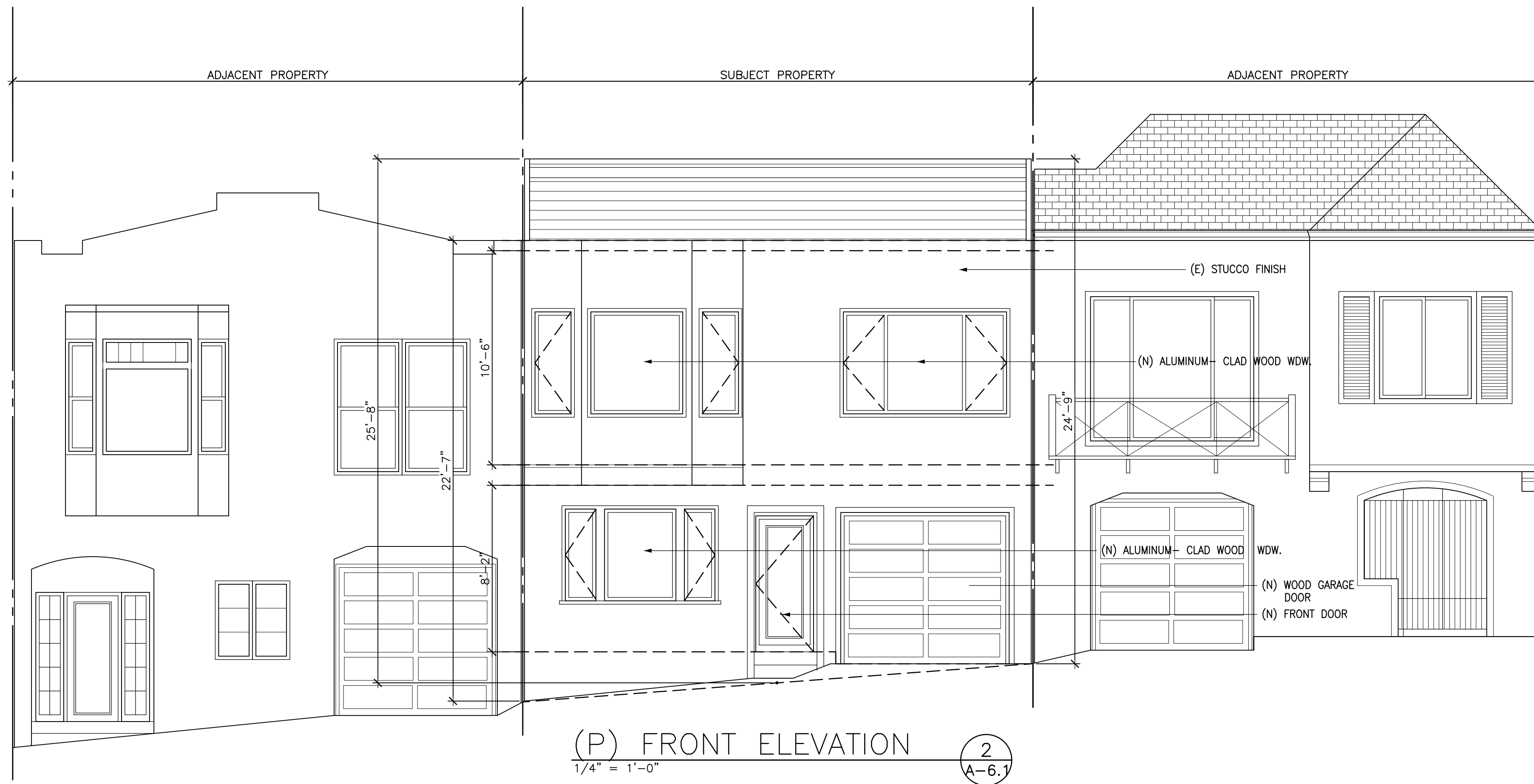
- SMOKE ALARM TYPICAL
- COMBO CO. DETECTION AT HALLWAY
- HEAT REGISTER
- EXHAUST FAN/LIGHT FIXTURE WITH HUMIDITY CONTROL



OWNER: FILLIAN LEI	415-810-8371
JOB ADDRESS: 375-377 HEARST AVE, S.F., CA 94112	
BLK/LOT 3120/036	DRAWING SCALE: AS NOTED
SHEET TITLE	DRAWING DATE: 6/3/20
(E) & (P) 2ND FLOOR PLANS	
DESIGNER: TONY LEE	DRAWING NUMBER
HWDESIGN228@GMAIL.COM	A-4 of 8
1485 BAYSHORE BL. #159 S.F. CA 94124	



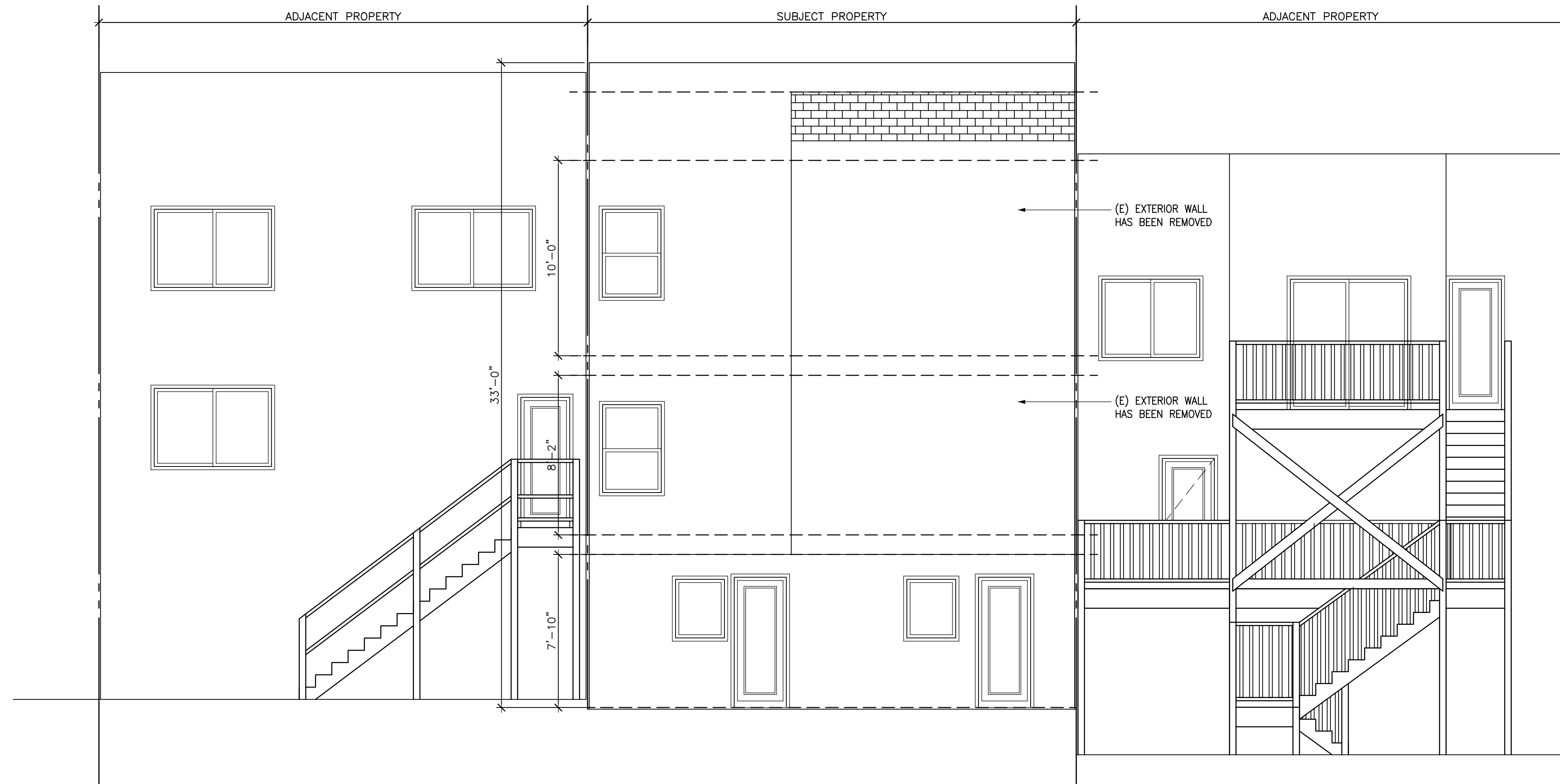
(E) FRONT (NORTH) ELEVATION 1
 1/4" = 1'-0" A-5



(P) FRONT ELEVATION 2
 1/4" = 1'-0" A-6.1



OWNER: FILLIAN LEI	415-810-8371
JOB ADDRESS: 375-377 HEARST AVE, S.F, CA 94112	
BLK/LOT 3120/036	DRAWING SCALE: AS NOTED
SHEET TITLE	DRAWING DATE: 6/3/20
(E) & (P) FRONT ELEVATIONS	
DESIGNER: TONY LEE	DRAWING NUMBER
1485 BAYSHORE BL. #159 S.F. CA 94124	A-5 of 8



(C) REAR (SOUTH) ELEVATION

1/4" = 1'-0"

1
A-6



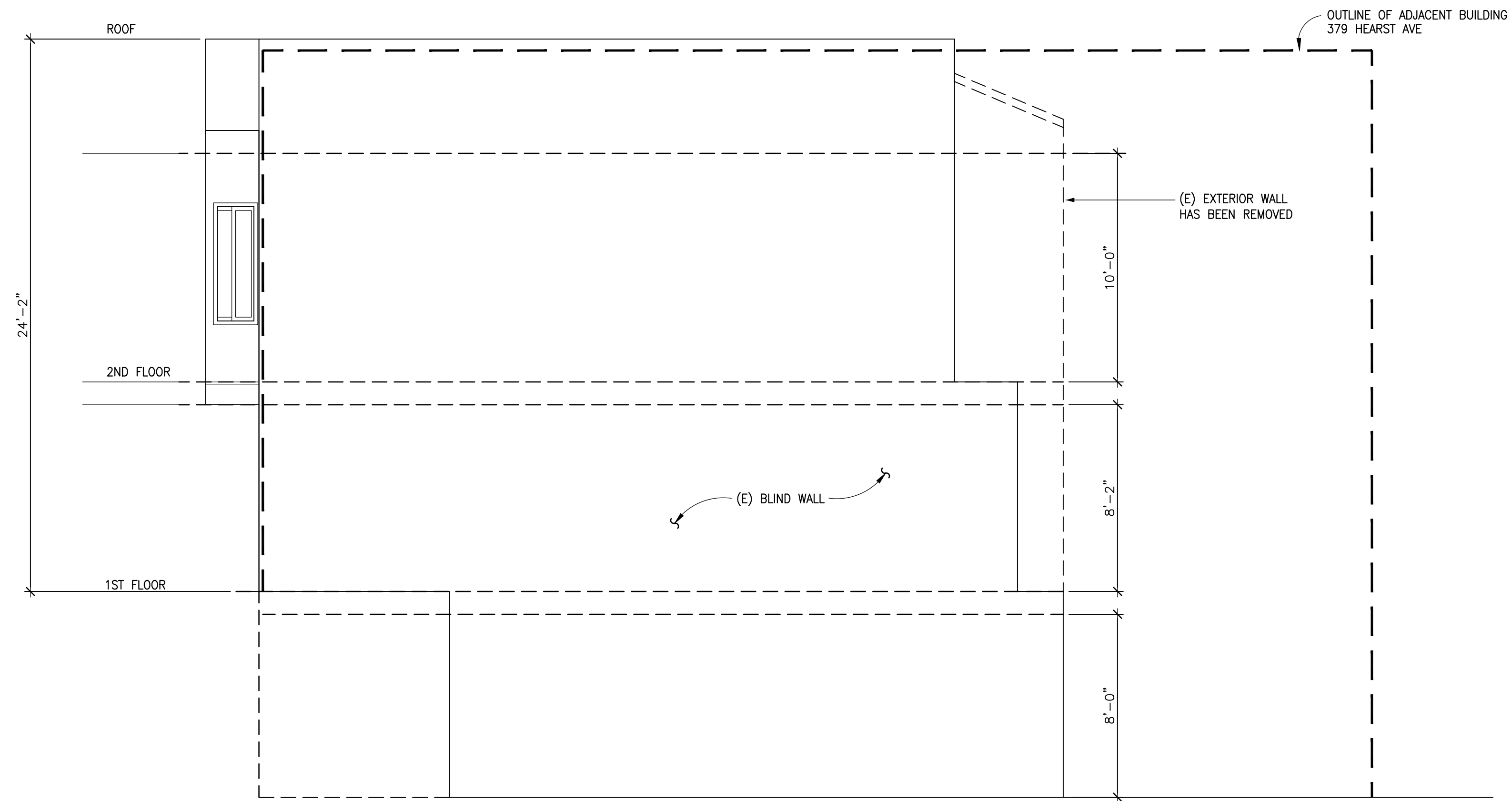
(P) REAR ELEVATION

1/4" = 1'-0"

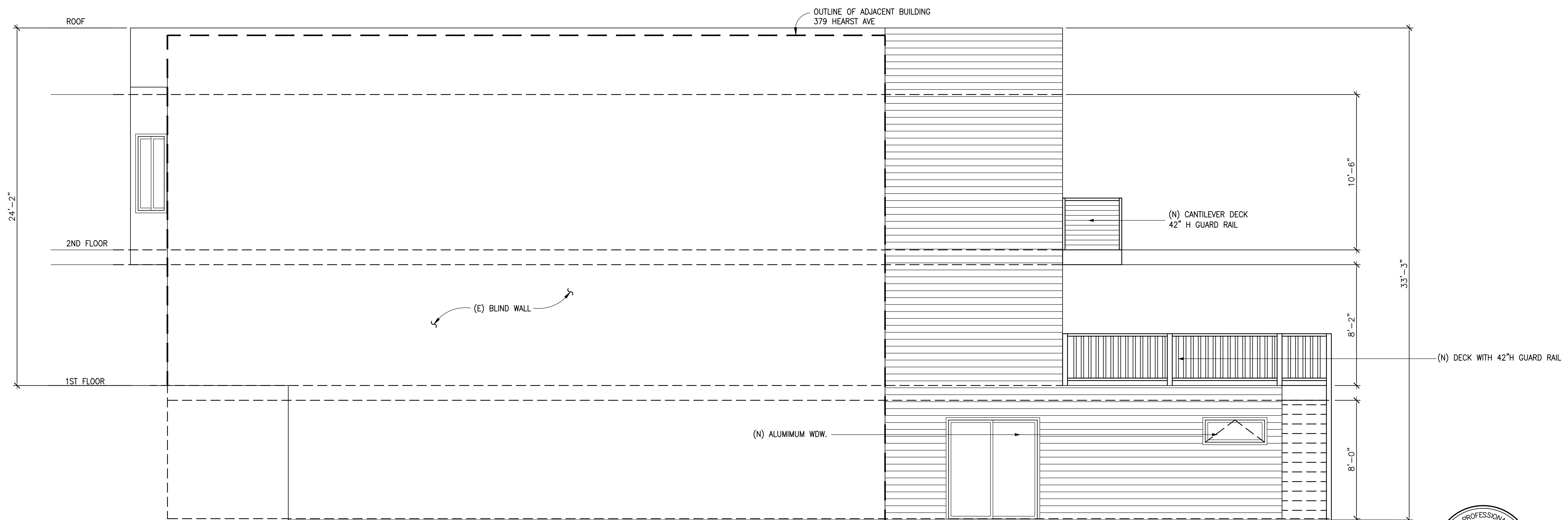
2
A-6



OWNER: FILLIAN LEI	415-810-8371
JOB ADDRESS: 375-377 HEARST AVE, S.F., CA 94112	
BLK/LOT 3120/036	DRAWING SCALE: AS NOTED
SHEET TITLE	DRAWING DATE: 6/3/20
(E) & (P) REAR ELEVATIONS	
DESIGNER: TONY LEE	DRAWING NUMBER
1485 BAYSHORE BL. #159 S.F. CA 94124	A-6 of 8



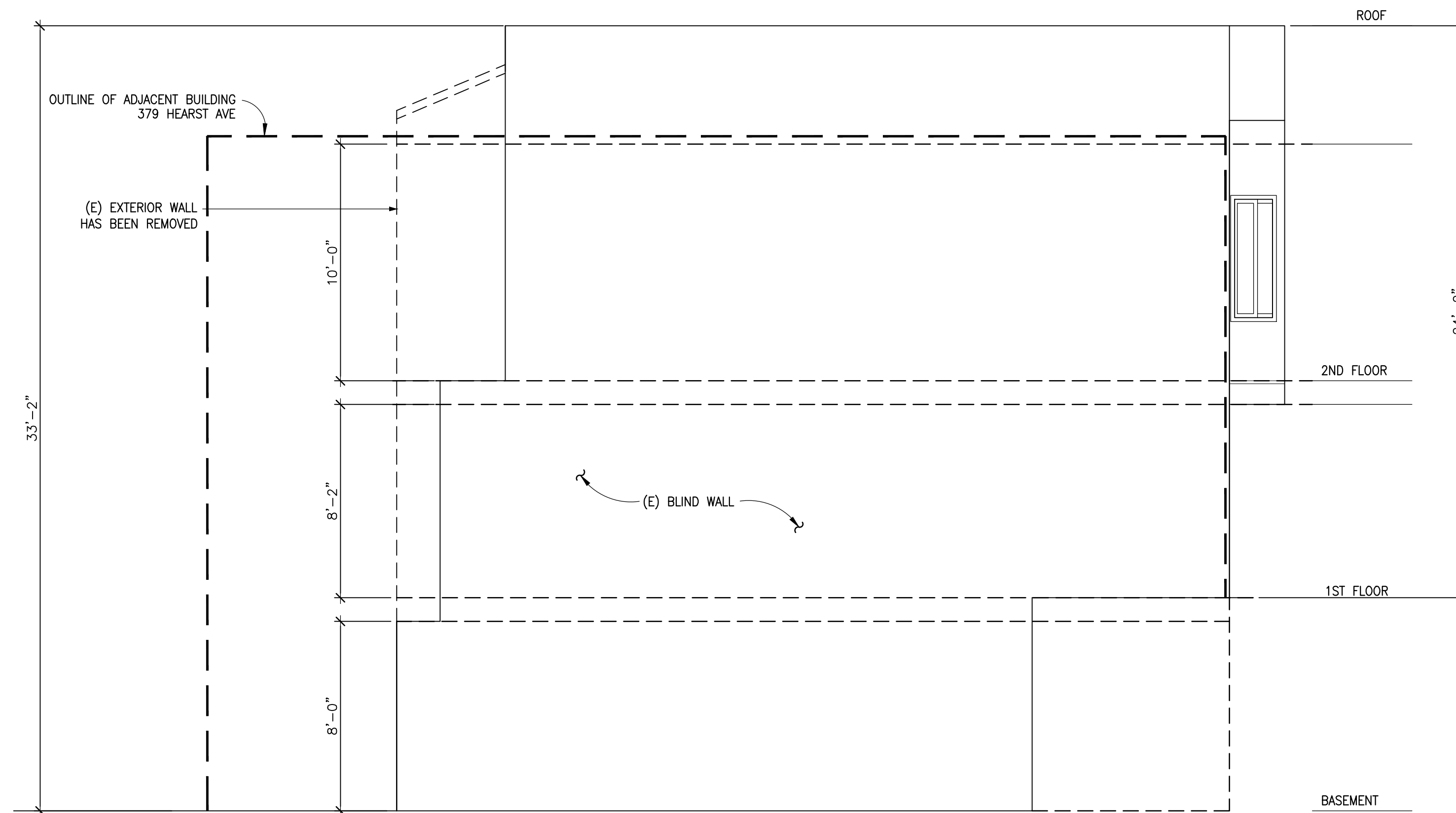
(E) RIGHT (WEST) SIDE ELEVATION 1
 1/4" = 1'-0" A-7



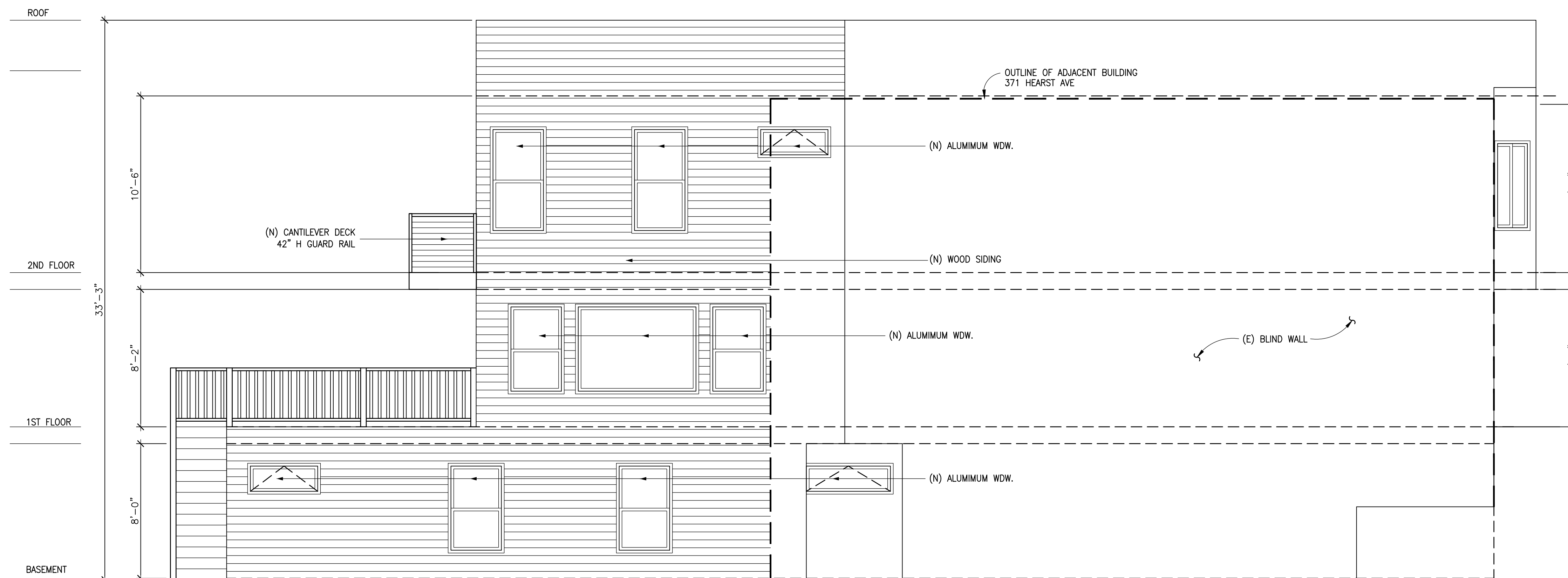
(P) RIGHT (WEST) SIDE ELEVATION 2
 1/4" = 1'-0" A-7



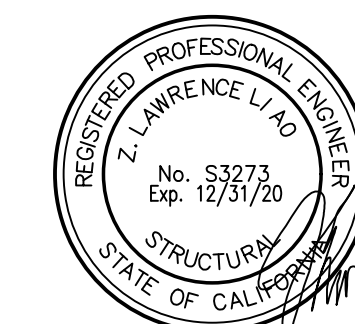
OWNER: FILLIAN LEI	415-810-8371
JOB ADDRESS: 375-377 HEARST AVE, S.F, CA 94112	
BLK/LOT 3120/036	DRAWING SCALE: AS NOTED
SHEET TITLE	DRAWING DATE: 6/3/20
(E) & (P) RIGHT SIDE ELEVATIONS	
DESIGNER: TONY LEE	DRAWING NUMBER
1485 BAYSHORE BL. #159 S.F. CA 94124	A-7 of 8



(C) LEFT (EAST) SIDE ELEVATION 1
A-8
1/4" = 1'-0"



(P) LEFT (EAST) SIDE ELEVATION 2
A-8
1/4" = 1'-0"



OWNER: FILLIAN LEI	415-810-8371
JOB ADDRESS: 375-377 HEARST AVE, S.F., CA 94112	
BLK/LOT 3120/036	DRAWING SCALE: AS NOTED
SHEET TITLE	DRAWING DATE: 6/3/20
(E) & (P) LEFT SIDE ELEVATIONS	
DESIGNER: TONY LEE 1485 BAYSHORE BL. #159 S.F. CA 94124	DRAWING NUMBER A-8 of 8