



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: September 2, 2021**

**Record No.:** 2019-015440CUA  
**Project Address:** 472 Greenwich Street  
**Zoning:** RH-3 (Residential-House, Three Family) Zoning District  
40-X Height and Bulk District  
Telegraph Hill-North Beach Residential Special Use District  
**Block/Lot:** 0078/022  
**Project Sponsor:** Dawn Ma  
4243 25<sup>th</sup> Street  
San Francisco, CA 94114  
**Property Owner:** David & Vivian Matsuo  
472 Greenwich Street, San Francisco, CA 94133  
**Staff Contact:** Jonathan Vimr – (628) 652-7319  
[Jonathan.Vimr@sfgov.org](mailto:Jonathan.Vimr@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project proposes the creation of a one car garage as part of a remodel of the existing residential building. The project also includes a horizontal and one-story vertical addition to the existing three story, two-unit 2,310 square foot building as well as substantial interior and exterior alterations. The remodeled building would total 4,179 square feet spread between the two units and unconditioned spaces. Roof decks are proposed on the fourth and third floors.

## Required Commission Action

In order for the Project to proceed the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 249.49 and 303, to allow the creation of a one-car garage within the Telegraph Hill-North Beach Residential Special Use District (“SUD”).

## Issues and Other Considerations

- **Conditional Use Authorization:** Pursuant to Planning Code Section 249.49, Conditional Use Authorization is required for the provision of up to one off street residential parking space per dwelling unit within the subject SUD. When a garage is added to a residential building of two or more units it also mandates that the Planning Commission make various findings alongside those required by Section 303. As detailed in the draft motion, all these additional findings have been met as no ground floor commercial space would be reduced or eliminated, dwelling units will only be increased rather than decreased in size, the building has had no evictions within the last ten years, Greenwich Street is not an alley or right-of-way narrower than 41 feet, and the proposed garage is consistent with Section 101.1 of the Planning Code.
- **Design Review Comments:** Since the original submittal of the Project to the Department, significant changes to the design include (but are not limited to): reducing the vertical addition from two stories to one; incorporating a meaningfully recessed entry; changing the bay window from an angled, asymmetrical design to a typical rectilinear configuration; altering the number and placement of windows in general to better fit the neighborhood context; and incorporating a simple cornice
- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received three (3) letters in support of the project from various individuals and one (1) letter in opposition from the Telegraph Hill Dwellers (“THD”).
    - Supporters stated that the remodel of the building would be a significant improvement to the neighborhood, that the garage will assist in getting another car off the street, and that the project will allow for the multi-generational family residing at the property to age in place.
    - THD expressed concerns regarding the compatibility of the project with the surrounding area and the pending California Register-eligible expanded North Beach Historic District. This included concerns regarding the configuration and size of the windows, the primary cladding material, the design of the double entryway, and the rooftop penthouse. The neighborhood group also expressed opposition to installation of the proposed garage.
  - **Outreach:** The Sponsor hosted a pre-application meeting on December 21, 2018.

## Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The existing building is a two-unit residential structure and the addition of a single off-street parking space to the ground level will not negatively affect traffic, nor will it convert or remove affordable housing. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **Attachments:**

Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F – Project Sponsor Affidavit for Garage Addition  
Exhibit G – Eviction History Documentation



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: SEPTEMBER 2, 2021**

**Record No.:** 2019-015440CUA  
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**Zoning:** RH-3 (Residential-House, Three Family) Zoning District  
40-X Height and Bulk District  
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.49 AND 303 TO ESTABLISH ONE OFF-STREET PARKING SPACE AT THE EXISTING TWO-UNIT BUILDING LOCATED AT 472 GREENWICH STREET, LOT 022 IN ASSESSOR'S BLOCK 0078, WITHIN A RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT, TELEGRAPH HILL-NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.



## PREAMBLE

On August 2, 2019, Dawn Ma of Q-Architecture (hereinafter "Project Sponsor") filed Application No. 2019-015440CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to install one off-street parking space and complete a substantial interior and exterior remodel of a two-unit residential building (hereinafter "Project") at 472 Greenwich Street, Block 0078 Lot 022 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On September 2, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-015440CUA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-015440CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

**MOVED,** that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-015440CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project proposes the creation of a one car garage as part of a remodel of the existing residential building. The project also includes a horizontal and one-story vertical addition to the existing three-story, two-unit 2,310 square foot building as well as substantial interior and exterior alterations. The remodeled building would total 4,179 square feet spread between the two units and unconditioned spaces. Roof decks are proposed on the fourth and third floors.
3. **Site Description and Present Use.** The Project is located on a single lot on the north side of Greenwich Street between Grant Ave and Child Street. It contains a single two-unit residential building that is composed of three stories and measures 28' in height. One of thirty-six buildings designed by architecture firm Righetti and Kuhl during the 1906-1915 reconstruction of North Beach, it is contributory to a pending California Register-eligible expanded North Beach Historic District.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-3 Zoning District, 40-X Height and Bulk District, and the Telegraph Hill-North Beach Residential Special Use District. Both the subject and surrounding blocks are residential in nature, with a mix of duplexes, flats, and multi-unit apartment buildings that are typically three or four stories in height. Garages are a common feature of on this stretch of Greenwich Street, particularly on the north side where they are found on every building east of the subject property up to the street's boundary with Telegraph Hill. Other zoning districts in the vicinity of the project site include: P (Public), RM-1 (Residential-Mixed), and the North Beach NCD (Neighborhood Commercial District). Telegraph Hill and Coit Tower are located east and southeast of the subject site
5. **Public Outreach and Comments.** The Department has received three (3) letters in support of the project from various individuals and one (1) in opposition from the Telegraph Hill Dwellers ("THD"). Supporters stated that the remodel of the building would be a significant improvement to the neighborhood, that the garage will assist in getting another car off the street, and that the Project will allow for the multi-generational family residing at the property to age in place. THD expressed concerns regarding the compatibility of the project with the surrounding area and pending eligible historic district. This included opposition to the configuration and size of the windows, the primary cladding material, the design of the double entryway, and the rooftop penthouse. THD also stated opposition to installation of the proposed garage.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** The existing two-unit building is principally permitted within the RH-3 Zoning District.

*The RH-3 Zoning District is characterized by structure with three units in addition to one-family and two-family houses on 25-foot-wide lots, and with a fine or moderate scale. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level, and also on decks and*

*balconies. The Project maintains and enhances a principally permitted use by making the interior more useable for the large family that resides there and maintains the predominant form and scale of the Zoning District while completing a remodel of the exterior.*

- B. Residential Design Guidelines.** Planning Code Section 209.1 requires compliance with the Residential Design Guidelines, which necessitate that the design and placement of garage entrances and doors are compatible with the building and surrounding area.

*The project complies with the Residential Design Guidelines in that the garage has been placed on the southern façade in line with the fenestration above and a well recessed, raised stair entry has been retained. The design mirrors the adjacent structure to the east, creating a “book ends” effect that is compatible with and complements the immediately surrounding area.*

- C. Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** Planning Code Section 155(r) prohibits new curb cuts on certain street frontages and all alleys within the Telegraph Hill-North Beach Residential Special Use District.

*Greenwich Street is wide and as such is not defined as an alley, therefore the site is not located in an area where curb cuts are prohibited.*

- D. Residential Parking.** Planning Code Section 249.49 requires Conditional Use Authorization for up to one off-street residential parking space per dwelling unit in the Telegraph Hill-North Beach Residential Special Use District. It also requires that when a garage is added to a residential building of two or more units the Planning Commission shall find that:

- 1) the proposed garage opening/addition of off-street parking will not cause the elimination or reduction of ground-story retail or commercial space;
- 2) the proposed garage opening/addition of off-street parking will not eliminate or decrease the square footage of any dwelling unit;
- 3) the building has not had two or more evictions within the past 10 years, with each eviction associated with a separate unit(s);
- 4) the garage would not front on an Alley pursuant to Section 155(r)(2) of the Planning Code or on a public right-of-way narrower than 41 feet; and
- 5) the proposed garage or addition of off-street parking is consistent with the Priority Policies of Section 101.1 of the Planning Code.

*The project proposes a new residential parking space and as such Conditional Use Authorization is required; see Item 7 below for Conditional Use analysis. The Planning Department has also independently verified that the Project would result in no reduction or elimination of ground floor retail or commercial space, that the proposed garage will not eliminate or decrease the size of any dwelling unit, and that the building has not had two or more evictions within the past 10 years. The Project sponsor has provided a signed affidavit attesting to this as well. Greenwich Street is 68’9” wide and therefore is not an alley or a public right-of-way narrower than 41 feet. Finally, the proposed garage is consistent with Priority Policies of Section 101.1 of the Planning Code as detailed in Item 9 below.*

**7. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The existing two-unit use is principally permitted in the RH-3 Zoning District, which anticipates a mix of one-, two, and three-family dwellings at a fine or moderate scale. The purpose of the Telegraph Hill-North Beach Residential Special Use District is to regulate the amount of off-street parking and limit the installation of garages in residential structures in order to minimize automobile traffic and pollution and removal of on-street parking, and to prevent conversion of existing affordable units into parking. The existing residential building contains two units and the addition of a single off-street parking space to the ground level will not negatively affect traffic, nor does it convert or remove affordable housing. The large majority of residential structures on the block have off-street parking in a private garage and locating the garage entrance to the western portion of the front (south) façade maximizes the distance between curb cuts. While there is a reduction in parking available for a standard motor vehicle, the additional space may provide parking for motorcycles, scooters and other alternative vehicles that are less impactful on the environment.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The lot will retain its existing dimensions, with the remodeled building occupying a similar footprint with a horizontal addition toward the rear and a one-story vertical addition.*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Planning Code does not require parking for residential uses and allows a limited amount. Locating the garage entrance to the western portion of the front (south) façade maximizes the distance between curb cuts and while there is a reduction in parking available for a standard motor vehicle, the additional space may provide parking for motorcycles, scooters and other alternative vehicles that are less impactful on the environment.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The use of the site will remain strictly residential in nature, with two units remaining at the*

*currently existing two-unit site. No excessive noise, glare, dust, or odor is anticipated.*

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The new off street parking space is in a garage and will be fully screened, with landscaping also provided at the exterior of the garage via planters.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*On balance, the proposed project is consistent with the stated purpose of the applicable use districts. The existing two-unit use is principally permitted in the RH-3 Zoning District, which anticipates a mix of one-, two, and three-family dwellings at a fine or moderate scale. The purpose of the Telegraph Hill-North Beach Residential Special Use District is to regulate the amount of off-street parking and limit the installation of garages in residential structures in order to minimize automobile traffic and pollution and removal of on-street parking, and to prevent conversion of existing affordable units into parking. The existing residential building contains two units and the addition of a single off-street parking space to the ground level will not negatively affect traffic, nor does it convert or remove affordable housing.*

- 8. Accessory Residential Parking.** In addition to Conditional Use Authorization, Planning Code Section 249.49(c)(1) requires that the criteria established in Section 151.1(f) be met in order to establish a residential parking space in the Telegraph Hill-North Beach Residential Special Use District.

- A. Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;
- B. Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;
- C. All above-grade parking is architecturally screened and lined with active use according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variance requiring such treatments elsewhere in this Code; and
- D. Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.
- i. Parking is not accessed from any protected Transit or Pedestrian Street described in Section 155(r), and
  - ii. Where more than 10 spaces are proposed at least half of them, rounded down to the nearest

whole number, are stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, and maximizes other uses.

*The project site is not located in an area identified as a Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontage. The location and design of the garage entrance will mirror the adjacent structure to the east and create a more interesting street façade. The off-street parking will be screened by a garage door and only a single space is proposed.*

- 9. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 4**

**FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

**Policy 4.1**

Develop new housing, and encourage the remodeling of existing housing, for families with children.

**OBJECTIVE 11**

**SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.**

**Policy 11.1**

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

**Policy 11.2**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3**

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

**Policy 11.4**

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1**

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

**Policy 1.3**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

*Enlarging each of the two existing units provides opportunities for family-sized, multi-generational housing, such as the family currently occupying the building. The addition of the garage will also create storage space for bicycles, a family-friendly amenity. The placement of the garage at the front façade and retention of a well recessed, raised entry mirrors the adjacent structure to the east, thereby creating a “book ends” effect that compatible with and complements the immediately surrounding area.*

**10. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The project site does not possess any neighborhood-serving retail uses.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The project retains existing housing as the two-unit building will enlarge and maintain each of the dwelling units. The Project meets the Residential Design Guidelines and will be compatible with the character of the surrounding neighborhood.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The Project does not currently possess any existing affordable housing. Though existing rental units must continue to comply with all applicable rent control regulations.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project Site is served by nearby public transportation options. The Project also provides off-street parking at an amount permitted by Conditional Use Authorization and provides bicycle parking for residents in conformance with Planning Code requirements.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project is a residential remodel and would have no effects on industrial or service sectors.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project represents removal of a contributory property to a pending California Register-eligible expanded North Beach Historic District. As the existing building is only one of hundreds of likely contributors and the Project is generally compatible with the potential district, it could not result in an adverse impact causing material impairment to the potential district. See the Historic Resource Evaluation Response Part 2 for additional analysis and information.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The project would have no effect on parks or open spaces.*

- 11.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 12.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-015440CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 6, 2021 and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 2, 2021

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 2, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow one off-street residential parking space within the subject building located at 472 Greenwich Street, Block 0078, Lot 022 pursuant to Planning Code Section(s) 249.49 and 303 within the RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated August 6, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2019-015440CUA and subject to conditions of approval reviewed and approved by the Commission on September 2, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 2, 2021 under Motion No XXXXXX.

### Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

### Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

### Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,*

[www.sfplanning.org](http://www.sfplanning.org)

## Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7319, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

- 7. Bicycle Parking.** The Project shall provide no fewer than two Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. No racks are required as part of the provision of these spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 8. Parking Maximum.** Pursuant to Planning Code Sections 151.1 and 249.49 and this Conditional Use Authorization, the Project shall provide no more than one (1) off-street parking space.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 9. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Provisions

- 10. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7319,*

[www.sfplanning.org](http://www.sfplanning.org)

## Monitoring - After Entitlement

- 11. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 12. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

# ADDITION REMODEL

## 472 GREENWICH STREET

### SAN FRANCISCO, CA 94133

# EXHIBIT

## B

<div><div>1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE OWNER.</div><div>2. ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL GOVERNING CODES.</div><div>3. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR OR OMISSION HE MAY DISCOVER IN THE DRAWINGS, OR ANY INCONSISTENCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, PRIOR TO CONSTRUCTION SO THAT THE ARCHITECT MAY ISSUE WRITTEN CLARIFICATION IN A TIMELY MANNER.</div><div>4. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND WILL BE INCLUDED AS PART OF THE WORK SUBJECT TO APPROVAL OF THE DESIGNER.</div><div>5. ALL PLAN DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF OPENING, CENTERLINE OF WALL, CENTERLINE OF FOOTING, OR EDGE OF SLAB UNLESS NOTED OTHERWISE.</div><div>6. DIMENSIONS SHOWN ON PLANS WILL TAKE PRECEDENCE TO SCALE. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR OMISSIONS.</div><div>7. DO NOT SCALE DRAWINGS.</div><div>8. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.</div><div>9. THE CONTRACTOR WILL USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS, AND TO OTHER WORKS BEING PERFORMED ON OR NEAR THE SITE.</div><div>10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUNTED SHELVING, TABLES, ETC. NO EXTRA FEES WILL BE ENTERTAINED FOR LACK OF COORDINATION.</div><div>11. CONTRACTOR IS RESPONSIBLE FOR RECEIVING AND ON-SITE STORAGE OF ALL SOFT-GOODS (SMALLWARES, ETC.) DURING REGULAR CONSTRUCTION HOURS.</div><div>12. CONTRACTOR SHALL CONTROL NOISE PRODUCING ITEMS (STEREOS) AT ALL TIMES.</div><div>13. ALL WORK SHALL CONFORM TO THE LATEST ISSUE OF THE BUILDING STANDARD SPECIFICATIONS AND DETAILS.</div><div>14. COORDINATION IN ADDITION TO GENERAL COORDINATION: COORDINATE THE INTERFACING OF ALL THE SAME ITEMS WHICH RELATE TO THE BUILDING AND WHICH ARE COVERED BY SEPARATE PERMIT. SOME OF THESE ITEMS ARE LISTED BELOW:<div><div>A. COORDINATION WITH UTILITY COMPANIES FOR SERVICE INCLUDING WATER, SEWER, GAS AND ELECTRICAL SERVICES. VERIFY POINTS OF CONNECTION IN FIELD.</div></div></div><div>15. CONTRACTOR WILL PROVIDE TEMPORARY 42" HIGH PROTECTIVE RAILING AT ALL OPENINGS WHERE SUCH OPENINGS ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW.</div><div>16. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL NON-BUILDING STANDARD MATERIALS FOR REVIEW BY TENANT REPRESENTATIVE OR ARCHITECT. REFER TO FINISHES PLAN FOR REQUIRED ITEMS.</div><div>17. ALL WORK AND MATERIALS USED TO ACCOMPLISH DESIGNATED WORK SHALL BE COORDINATED WITH CONTRACTOR, TENANT REPRESENTATIVE (WHEN APPLICABLE) AND BUILDING OWNER REPRESENTATIVE WITH RESPECT TO DELIVERY AND STORAGE.</div><div>18. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND SHALL COORDINATE SUCH WITH TENANT REPRESENTATIVE.</div><div>19. CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.</div><div>20. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.</div><div>21. DIMENSIONS SHALL NOT BE CHANGED WITHOUT ARCHITECTS WRITTEN APPROVAL.</div><div>22. CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.</div><div>23. CONTRACTOR TO COORDINATE ACTIVITIES WITH BUILDING REPRESENTATIVES AND/OR TENANTS.</div><div>24. CONTRACTOR SHALL SUBMIT ALL SAMPLES PER SPECIFICATIONS OR AS REQUESTED BY OWNER. ALL SAMPLE SHALL BE APPROVED AND SIGNED OFF BY DESIGNER PRIOR TO CONSTRUCTION.</div><div>25. ALL FASTENERS AND CONNECTORS WITHIN 3' OF GRADE OR EXPOSED TO THE ELEMENTS SHALL BE TRIPLED-DIPPED GALVANIZED OR STAINLESS STEEL.</div><div>26. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT THE ADJACENT SPACES IN THE BUILDING ARE OCCUPIED AND OPERATIONAL. ALL EFFORTS SHALL BE TAKEN TO MINIMIZE OF THE BUILDING AND TO AVOID ANY UNSCHEDULED SERVICES INTERRUPTION.</div><div>27. ANY PART OF THE ADJACENT BUILDING THAT BECOMES SOILED OR DAMAGED DUE TO THIS WORK DURING ANY PHASE OF CONSTRUCTION SHALL BE CLEANED, REPAIRED, OR REPLACED BY THE GENERAL CONTRACTOR AT NO EXPENCSE TO THE OWNER OR TENANT.</div><div>28. WORKS SHALL BE PERFORMED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE SAFETY AND PROTECTION OF ALL PERSONNEL, EXISTING SURFACES, MATERIALS, AND EQUIPMENT. PROTECTIVE AND DUST-PROTECTIVE DEVICES SHALL BE INSTALLED AND MAINTAINED AS NECESSARY, AND AS REQUIRED BY OWNER/CLIENT.</div><div>29. ALL WORK SHALL BE PERFORMED SO THAT THERE IS MINIMUM INTERFERENCE WITH ADJACENT PROPERTY.</div><div>30. ALL MATERIAL SHALL BE REMOVED BY THE APPROPRIATE LICENSED CONTRACTOR, REMOVED UNDER THE STRICT GUIDELINES OF THE MATERIAL. TO BE DISPOSED OF AT APPROPRIATE LEGAL LOCATION AWAY FROM THE SITE PER REGULATING AUTHORITY.</div><div>31. DETAILS TO SUPERSEDE LARGER PLANS, SECTIONS, ELEVATIONS, ETC.</div><div>32. WHENEVER REQUIRED IN THESE DOCUMENTS, CONTRACTOR S SHALL OBTAIN OWNER/ARCHITECT APPROVAL PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.</div><div>33. THE CONTRACTOR'S COST SHALL INCLUDE THE COST OF PROPER INSURANCE AS REQUIRED BY THE LAWS OF STATE, LOCAL OR BUILDING REGULATIONS OR CODES TO ADEQUATELY PROTECT PERSONS AND LIABILITY.</div><div>34. THE CONTRACTOR SHALL PROVIDE, ENGINEER, MAINTAIN AND BE RESPONSIBLE FOR THE INTEGRITY AND ADEQUACY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, STRUCTURAL SYSTEMS AND TEMPORARY CONSTRUCTION REQUIRED FOR THE INSTALLATION OF NEW WORK.</div><div>35. SUBSTITUTION REQUESTS SHALL BE IN WRITING AND SHALL PROVIDE SUFFICIENT INFORMATION FOR REVIEW. SUBSTITUTE PRODUCTS SHALL NOT BE ORDERED WITHOUT APPROVAL BY THE DESIGNER. ALL CONTRACTOR'S SUBSTITUTION REQUESTS CONSTITUTE A REPRESENTATION THAT THE CONTRACTOR:<div><div>A) HAS INVESTIGATED PROPOSED PRODUCT AND DETERMINED THAT IT MEETS OR EXCEEDS, IN ALL RESPECTS, THE SPECIFIED PRODUCT.</div><div>B) WILL PROVIDE THE SAME WARRANTY FOR THE SUBSTITUTION AS FOR THE SPECIFIED PRODUCT.</div><div>C) WILL COORDINATE INSTALLATION AND MAKE OTHER CHANGES WHICE MAY BE REQUIRED FOR WORK TO BE COMPLETED IN ALL RESPECTS</div><div>D) WAIVES ALL CLAIMS FOR ADDITIONAL COSTS WHICH SUBSEQUENTLY BECOMES APPARENT.</div><div>E) WILL PAY COSTS OF CHANGES TO DRAWINGS, DETAILS AND SPECIFICATIONS REQUIRED BY APPROVED SUBSTITUTIONS.</div></div></div><div>REQ'D SPECIAL INSPECTIONS SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL. NAMES AND QUALIFICATIONS OF SPECIAL INSPECTOR(S) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE BUILDING DEPARTMENT FOR APPROVAL. INSPECTIONS INCLUDE BUT NOT LIMITED TO:</div><div><div>1. CONCRETE</div><div>2. BOLTS INSTALLED IN CONCRETE, INCLD.EPOXY.</div><div>3. CONCRETE MOMENT RESISTING SPACE FRAME</div><div>4. REINFORCING STEEL AND RESTRESSING STEEL</div><div>5A. WELD TESTING, DUCTILE MOMENT RESISTING STEEL FRAMES</div><div>5B. ALL STRUCTURAL WELDING INCLUDING REINFORCED STEEL</div><div>6. HIGH STRENGTH BOLTING</div><div>7. STRUCTURAL MASONRY</div><div>8. REINFORCED GYPSUM CONCRETE</div><div>9. INSULATING CONCRETE FILL</div><div>10. SPRAY APPLIED FIREPROOFING</div><div>11. DEEP FOUNDATIONS (PILLING DRILLED PIERS &amp; CLASSONS)</div><div>12. SHOTCRETE</div><div>13A. VERIFY THAT FOUNDATION EXCAVATIONS EXTENT TO PROPER DEPTH AND BEARING STRATA</div><div>13B. PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES, IF ANY</div><div>13C. PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE</div><div>14. SPECIAL CASES AS REQ'D.</div><div>15. OFF-SITE FABRICATION OF BUILDING COMPONENTS</div><div>16. OTHER STRUCTURAL INSPECTION AS REQUIRED BY DESIGNER AND/OR THE BUILDING DEPARTMENT (REFER TO DEPARTMENT'S REQUIRED DOCUMENTS)</div></div></div> <div><div>L @ # A/F.F. APPX AL. ARCH. BLDG. BOT. B.P. CL.G. CLR. COL. CONC. CONT. CTR. D.I.A. DIM. DWN. DWG. DBL DTL (E) EA. EL. ELEC. E.Q. EQPT. E.S. F.D. F.F. F.O.C. F.O.F. F.O.J F.O.S. F.O.W. F.G. F.S. GA GALV. GL. GYP. H.M. HDWR H.P. HT. JAN. MAX MECH MIN MTL. MFR. MISC. (N) N.L.C NOM. N.T.S O.C. O.A.A.  O.D. OPNG. P.LAM. PLYWD. R. RF. R.D. REF. REINF. RM. R.O. R.W.L. S.C. SHT. SIM. SPEC. SQ. STD. STL. STRUC. (T) T.C. T.W. TYP. U.O.N.  W/ W.C. W.L. WD. W/O W/R</div><div>ANGLE AT NUMBER ABOVE FINISH FLOOR APPROXIMATE ALUMINUM ARCHITECTURAL BUILDING BOTTOM BOTTOM OF POOL CEILING CLEAR COLUMN CONCRETE CONTINUOUS CENTER DIAMETER DIMENSION DOWN DRAWING DOUBLE DETAIL EXISTING EACH ELEVATION ELECTRICAL EQUAL EQUIPMENT EACH SIDE FLOOR DRAIN FINISH FLOOR FACE ON CONCRETE FACE ON FINISH FACE ON JAMB FACE ON STUD FACE ON WALL FINISH GRADE FINISH SURFACE GAUGE GALVANIZED GALVANIZED IRON GYPSUM BOARD HOLLOW METAL HARDWARE HIGH POINT HEIGHT JANITOR MAXIMUM MECHANICAL MINIMUM METAL MANUFACTURER MISCELLANEOUS NEW NOT IN CONTRACT NOMINAL NOT TO SCALE ON CENTER OR APPROVED ALTERNATE OUTSIDE DIAMETER OPENING PLASTIC LAMINATE PLYWOOD RISER ROOF ROOF DRAIN REFERENCE REINFORCED ROOM ROUGH OPENING RAIN WATER LEADER SOLID CORE SHEET SIMILAR SPECIFICATION SQUARE STANDARD STEEL STRUCTURAL TEMPERED GLASS TOP OF CURB TOP OF WALL TYPICAL UNLESS OTHERWISE NOTED WITH WATER CLOSET WATER LEVEL WOOD WITHOUT WATER PROOF WATER RESISTANT CONTINUOUS</div><div><div><div><div>1</div><div></div></div><div><div>A</div><div></div></div></div><div><div><div>DETAIL NO.</div><div></div></div><div><div>SHEET NO.</div><div></div></div></div><div><div><div>ROOM NAME</div><div>101</div><div>C.H. 9'-0"</div></div><div><div>ELEV. NO.</div><div>SHEET NO.</div></div><div><div>SECTION NO.</div><div>SHEET NO.</div></div><div><div>MATCH LINE</div><div></div></div><div><div>PLAN DETAIL</div><div></div></div><div><div>DETAIL</div><div></div></div><div><div>WORK POINT, CONTROL POINT OR DATUM POINT</div><div></div></div><div><div>WINDOW TYPE</div><div></div></div><div><div>DOOR NUMBER</div><div>101A</div></div><div><div>NORTH ARROW</div><div></div></div><div><div>REVISION</div><div></div></div><div><div>WALL/PARTITION TYPE</div><div></div></div><div><div>ALIGN SURFACES</div><div></div></div><div><div>PROPERTY LINE</div><div></div></div></div><div><div>UNDISTURBED FILL</div><div></div></div><div><div>FILL</div><div></div></div><div><div>SAND/MORTAR</div><div></div></div><div><div>BRICK</div><div></div></div><div><div>CONCRETE</div><div></div></div><div><div>ASPHALT SHINGLE</div><div></div></div><div><div>STEEL</div><div></div></div><div><div>WOOD FINISHED</div><div></div></div><div><div>WOOD FRAMING THROUGH MEMBER</div><div></div></div><div><div>WOOD INTERRUPTED MEMBER</div><div></div></div><div><div>PLYWOOD</div><div></div></div><div><div>GLASS</div><div></div></div><div><div>ACOUSTIC TILE OR BOARD</div><div></div></div><div><div>GYPSUM BOARD</div><div></div></div><div><div>RIGID INSULATION</div><div></div></div><div><div>CERAMIC TILE</div><div></div></div><div><div>PLASTER ON METAL LATH</div><div></div></div><div><div>FIRE SPRINKLER NFFPA 13-R COMPLIANT</div><div>*</div></div></div></div> <div><div>VICINITY MAP</div><div></div></div> <div><div>LOCATION MAP</div><div></div></div>
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### PROJECT CODE SUMMARY

AUTHORITY: CITY & COUNTY OF SAN FRANCISCO  
CODES:  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2016 CALIFORNIA BUILDING CODE, TITLE 24, PART 2  
2016 CALIFORNIA FIRE CODE, TITLE 24, PART 9  
2016 CALIFORNIA ENERGY CODE, TITLE 24, PART 6  
2016 CALIFORNIA MECHANICAL & PLUMBING CODE (CMC)  
2016 CALIFORNIA ELECTRICAL CODE (CEC)

### BUILDING ANALYSIS

BLOCK/LOT: 0078/022	EXISTING	NEW
ZONING	RH-3	NO CHANGE
OCCUPANCY	R3	NO CHANGE
CONSTRUCTION TYPE	VB	VA
UNITS	2	NO CHANGE
STORIES	2	3
SETBACK: FRONT	0'0"	NO CHANGE
REAR	17'6"	NO CHANGE
HEIGHT LIMIT	40'0"	NO CHANGE

### BUILDING AREAS

	EXISTING	NEW
TOTAL	2,310 SF	4,179 SF
CONDITIONED	1,673 SF	3,647 SF
UNCONDITIONED	637 SF	532 SF
BASEMENT FLOOR(LOWER UNIT#1)		
TOTAL	519 SF	1045 SF
CONDITIONED	0 SF	602 SF
UNCONDITIONED	519 SF	443 SF
(W/GARAGE 2695SF)		
FIRST FLOOR(LOWER UNIT#1)		
TOTAL	787 SF	1,123 SF
CONDITIONED	669 SF	1,034 SF
UNCONDITIONED	118 SF	89 SF
SECOND FLOOR(UPPER UNIT#2)		
TOTAL	1004 SF	1,174 SF
CONDITIONED	1004 SF	1,174 SF
UNCONDITIONED	0 SF	NO CHANGE
THIRD FLOOR(UPPER UNIT#2)		
TOTAL	0 SF	837 SF
CONDITIONED	0 SF	837 SF
UNCONDITIONED	0 SF	NO CHANGE

### CONTACT INFO

<b>OWNER:</b> DAVID & VIVIAN MATSUO 472 GREENWICH ST. SAN FRANCISCO CA 94133 408-656-6527 DVMATSUO@YAHOO.COM	<b>ARCHITECT/ENGINEER:</b> Q-ARCHITECTURE 4243 25TH STREET SAN FRANCISCO, CA 94114 415-695-2700 CONTACT: DAWN MA, PE, AAIA DMA@QUE-ARCH.COM
<b>CONTRACTOR:</b> TBD	

### PROJECT DESCRIPTION

VERTICAL & HORIZONTAL ADDITION OF (E) 2-UNIT RESIDENTIAL BLDG. ADD 1-CAR GARAGE INTERIOR REMODEL.

DEFERRED SUBMITTALS:  
- WHOLE HOUSE FIRE SPRINKLERS UNDER SEPARATE PERMIT PER SFBC 2015. PROVIDE NFPA-13R FOR (N) UNIT & RATED EGRESS PER FS-05.  
- MEP UNDER SEPARATE PERMIT.  
- FIRE ALARM UNDER SEPARATE PERMIT PER SFFD PER AB 2.011 OR AB-4.11 (SPRINKLER WATER FLOW MONITORING)

### DRAWING INDEX

1	CO	PROJECT DATA, DRAWING INDEX, ABBREV. & SYMBOLS
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3	CO3	TANTAMOUNT TO DEMOLITION PLAN & DIAGRAM
4	CO4	PROPERTY RECORD
5	A100	(E) & (N) SITE PLANS
6	A101	(E) & (N) BASEMENT FLOOR PLAN
7	A102	(E) & (N) 1ST FLOOR PLAN
8	A103	(E) & (N) 2ND FLOOR PLAN
9	A104	(N) 3RD & ROOF FLOOR PLANS
10	A105	(N) ROOF PLANS
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12	A302	(N) FRONT ELEVATION
13	A303	(E) SIDE (WEST) ELEVATION
14	A304	(N) REAR ELEVATION
15	A305	(E) SIDE (EAST) ELEVATION
16	A306	(N) SIDE (EAST) ELEVATION
17	A307	(E) SIDE (WEST) ELEVATION
18	A308	(N) SIDE (WEST) ELEVATION
19	A309	URBAN BIRD REFUGE GLAZING CALCULATION
20	A401	(E) & (N) TRANSVERSE SECTION
21	A402	(E) LONGITUDINAL SECTION
22	A403	(N) LONGITUDINAL SECTION
23	A801	WINDOW SCHEDULE & DETAILS
24	A802	DOOR SCHEDULE & DETAILS
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26	T24-2	TITLE 24 ENERGY CALCULATIONS 2
27	T24-3	TITLE 24 ENERGY CALCULATIONS 3
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## ADDITION REMODEL FOR

### 472 GREENWICH ST SAN FRANCISCO CA 94133

BLOCK/LOT: 0078/022

REVISIONS		
NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ 19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE

PROJECT DATA,  
DRAWING INDEX,  
ABBREV. & SYMBOLS

JOB NO: 18-144

SCALE: N/A DATE: 08/06/21

DRAWN BY: YB/SX/DM

FILE: 18144\_CO.dwg

DRAWING NO: 1 OF

SHEET NO:

CO



## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



### REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

## TANTAMOUNT TO DEMOLITION PLANS & DIAGRAM

JOB NO: 18-144

SCALE: N/A DATE: 08/06/21

DRAWN BY: YB/SX/DM

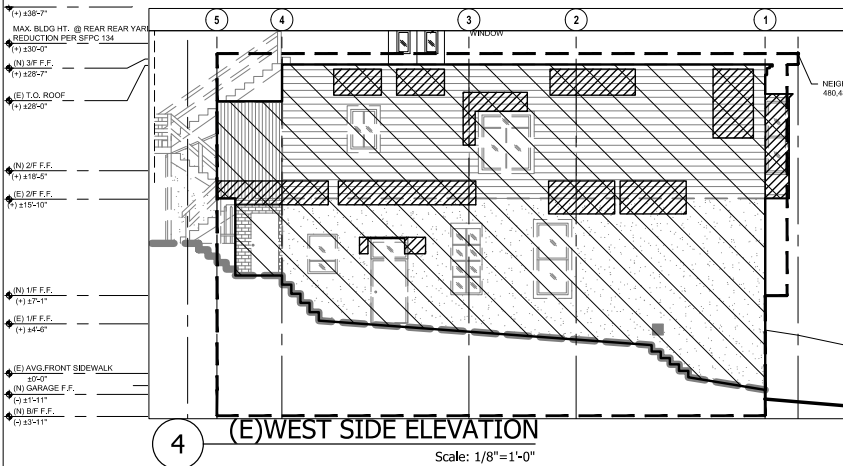
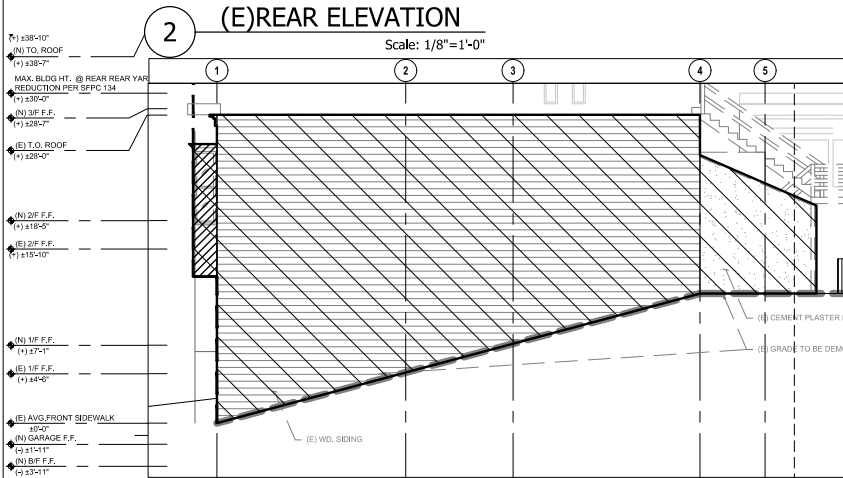
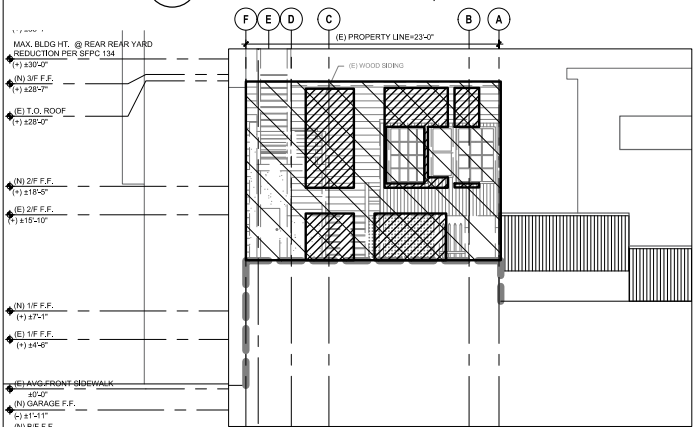
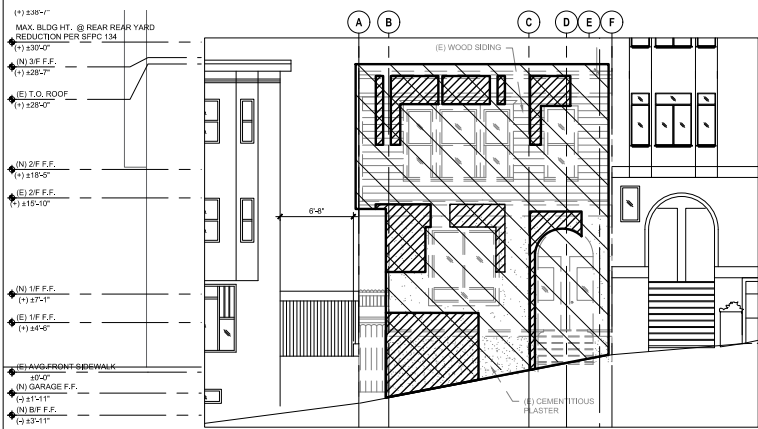
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DRAWING NO: 1b OF

SHEET NO:

CO3

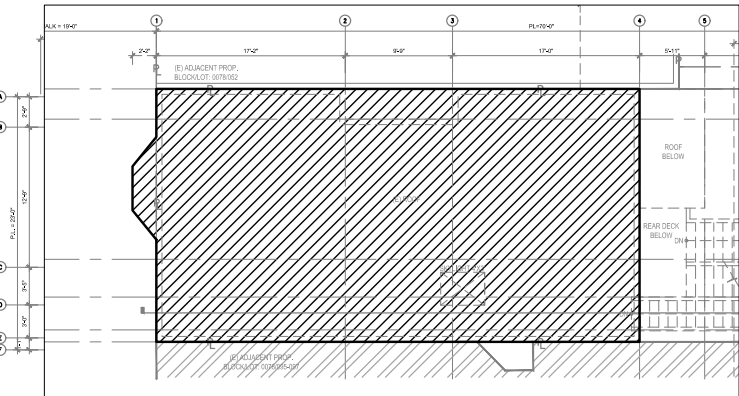
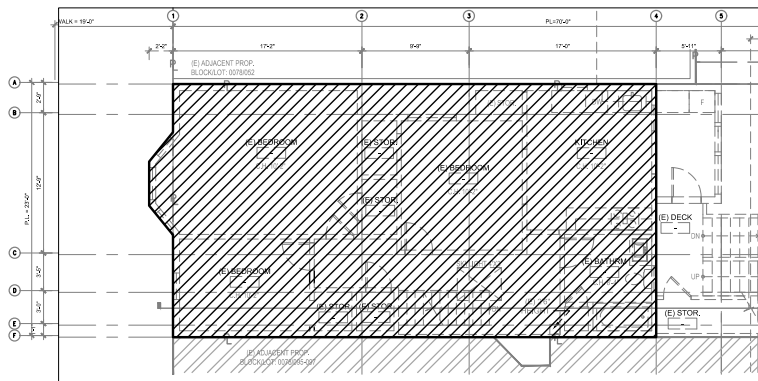
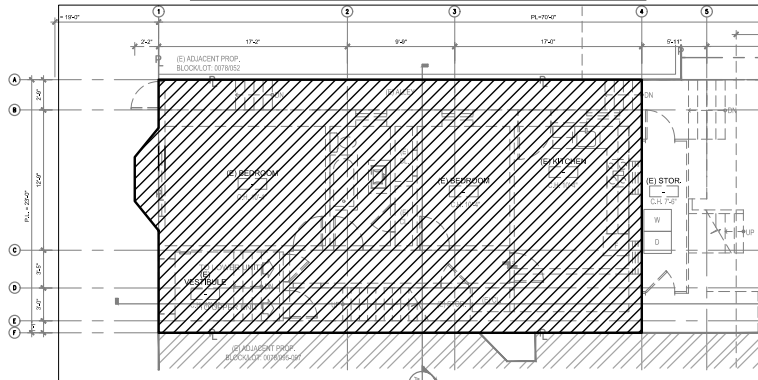
### VERTICAL ENVELOPE ELEMENTS REQUIREMENT



#### LEGEND :

- VERTICAL ENVELOPE ELEMENT TO REMAIN (R)
- VERTICAL ENVELOPE ELEMENT TO BE DEMOLISHED (E)
- HORIZONTAL ELEMENT TO REMAIN (R)
- HORIZONTAL ELEMENT TO BE DEMOLISHED (E)
- EXTERIOR WALLS TO REMAIN (R)
- EXTERIOR WALLS TO BE DEMOLISHED (E)

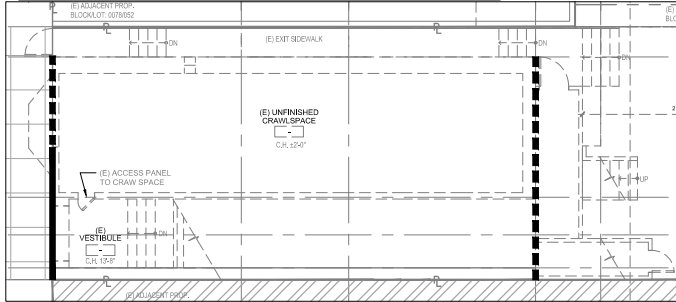
### HORIZONTAL ELEMENTS REQUIREMENT



SUM OF VERTICAL ENVELOPE ELEMENTS IN SQ.F.T			
	(E) TOTAL	TO REMAIN	DEMOLISH
(E)FRONT ELEVATION	599	445	154
(E)REAR ELEVATION	376	256	120
(E)EAST SIDE ELEVATION	1108	1082	26
(E)WEST SIDE ELEVATION	1204	1020	184
TOTAL	3287	2803	484
	100%	86%	14%(<50%)
(MAX. DEMO < 50%)			

SUM OF HORIZONTAL ELEMENTS IN SQ.F.T			
	(E) TOTAL	TO REMAIN	DEMOLISH
(E)1ST FL PLAN	808	0	808
(E) 2ND FL PLAN	1089	0	1089
(E)ROOF PLAN	1082	0	1082
TOTAL	2979	0	2979
	100%	0	100%(>50%)
(MAX. DEMO < 50%)			

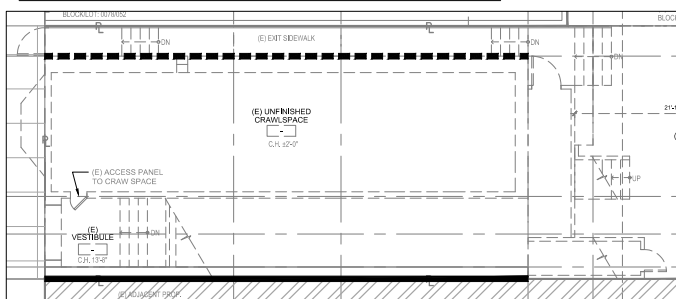
### FRONT AND REAR FACADE REQUIREMENT



FRONT AND REAR FACADE MEASURED IN LINEAR FEET AT FOUNDATION LEVEL			
	TO REMAIN	DEMOLISH	TOTAL
FRONT ELEVATION	12	8	20
REAR ELEVATION	-	20	20
TOTAL	12	28	40
	30%	70%(>50%)	100%
(MAX. DEMO < 50%)			

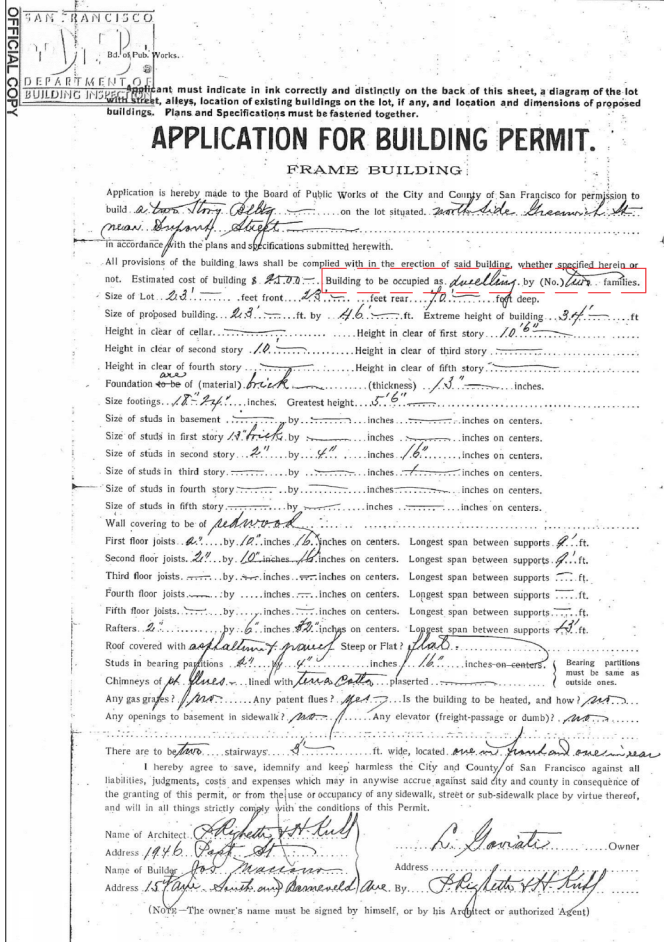
EXTERIOR WALLS MEASURED IN LINEAR FEET AT FOUNDATION LEVEL			
	TO REMAIN	DEMOLISH	TOTAL
FRONT ELEVATION	12	8	20
REAR ELEVATION	-	20	20
EAST ELEVATION	44	-	44
WEST ELEVATION	-	44	44
TOTAL	52	72	128
	44%	56%(<65%)	100%
(MAX. DEMO < 65%)			

### FRONT AND REAR FACADE REQUIREMENT



### SUMMARY TABLE NON-DEMOLITION DEMONSTRATION

SEC.317-LOSS OF DWELLING UNITS THROUGH MERGER, CONVERSION,AND DEMOLITION				
CODE REQ.	(E) BUILDING	REMAINING IN PROPOSED	OUTCOME(CODE)	COMPLIANCE
FRONT+REAR FACADE (LINEAR FT AT FOUNDATION)	FRONT=20 REAR=20 TOTAL=40	FRONT=12 REAR=0 TOTAL=12	30% REMAINING OR 70% DEMO >50% (CODE)	X
ALL EXTERIOR WALLS (LINEAR FT AT FOUNDATION)	FRONT=20 REAR=20 EAST=44 WEST=44 TOTAL=128	FRONT=12 REAR=0 EAST=44 WEST=0 TOTAL=56	44% REMAINING OR 56% DEMO <65% (CODE)	
VERTICAL ENVELOPE (SF OF SURFACE AREA)	FRONT=599 REAR=376 EAST=1108 WEST=1204 TOTAL=3287	FRONT=445 REAR=256 EAST=1082 WEST=1020 TOTAL=2803	86% REMAINING OR 14% DEMO <50% (CODE)	
HORIZONTAL ELEMENTS (SF OF SURFACE AREA)	1ST=808 2ND=1089 ROOF=1082 TOTAL=2979	1ST=0 2ND=0 ROOF=0 TOTAL=0	0% REMAINING OR 100% DEMO >50% (CODE)	X



70 E. Kearney  
48 No. 1758  
72-74 Greenmead  
APPLICATION  
OF  
L. G. Gaviati ..... Owner  
For Permit to Erect 000  
a two story brick and  
frame bldg.  
Location No. 1 Greenmead St.  
San Francisco, Cal.  
Filed July 19, 1906  
70 E. Kearney  
APPROVED: J. O. Korman  
July 2/06 Asst. City  
Engineer  
San Francisco  
DEPARTMENT OF  
BUILDING INSPECTION  
OFFICIAL COPY



472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

REGISTERED PROFESSIONAL ENGINEER  
DAWN MA  
C.64315  
EXP. 06/30/23  
CIVIL  
STATE OF CALIFORNIA

\_\_\_\_\_

\_\_\_\_\_

334

CO4



## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



### REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
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3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

## (E) & (N) SITE PLAN

JOB NO: 18-144

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

DATE: 08/06/21

DRAWN BY: YB/SX/DM

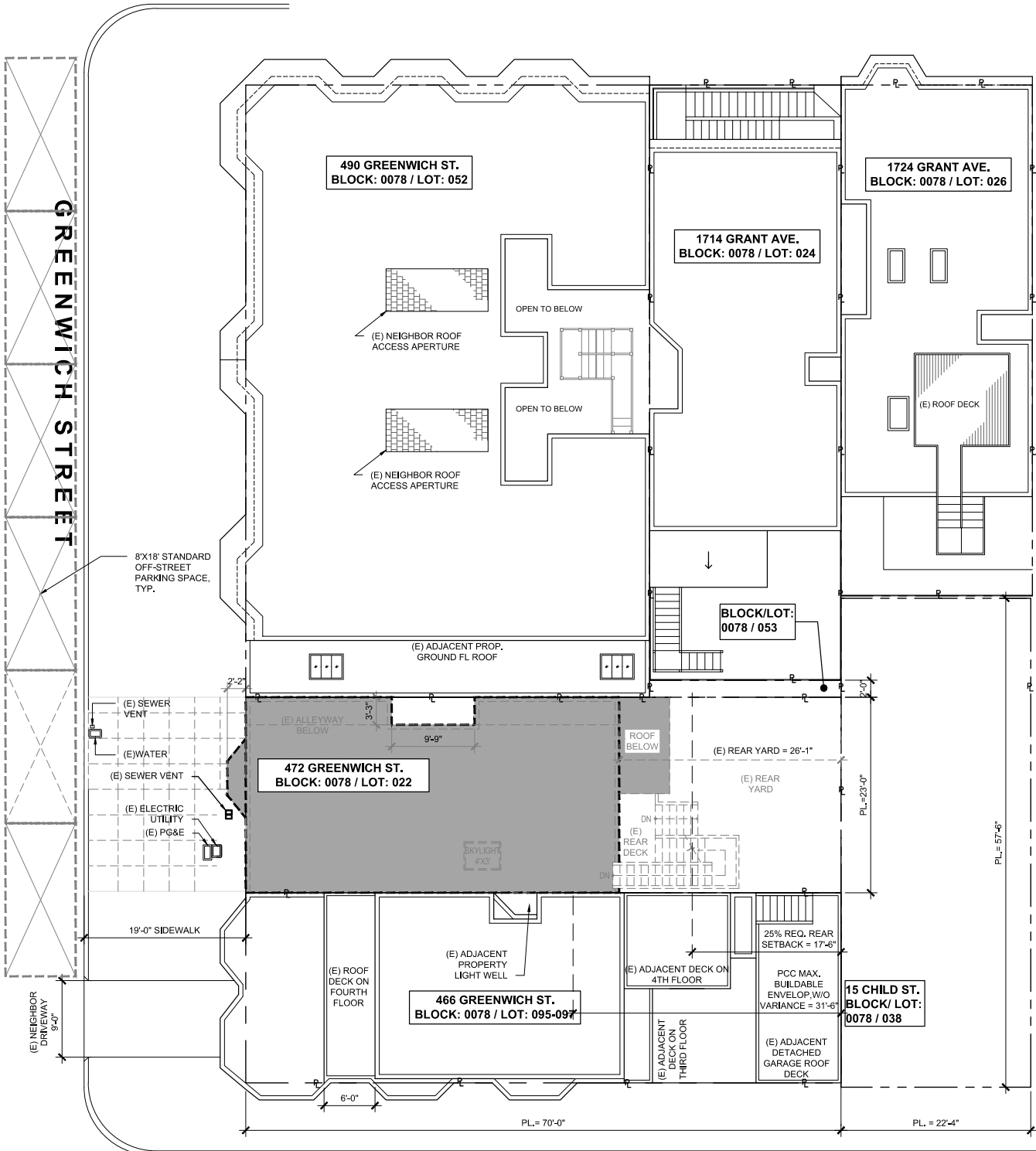
FILE: 18144 A100.dwg

DRAWING NO: 2 OF

SHEET NO:

# A100

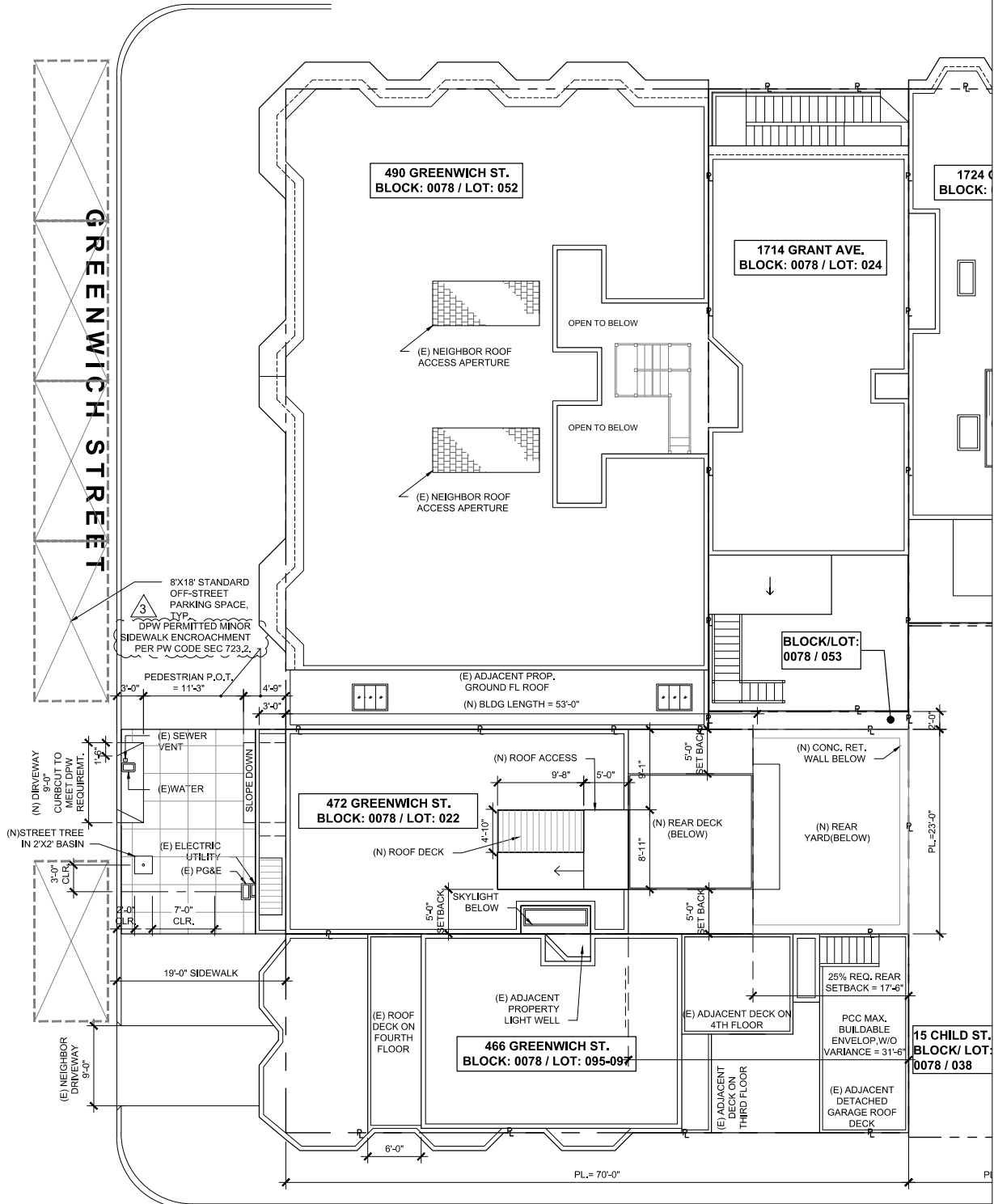
GRANT AVENUE



1 (E) SITE PLAN

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

GRANT AVENUE



2 (N) SITE PLAN

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

### PLANING NOTES :

1. REQ. OPEN SPACE PER SFPC SEC. 135:

125 SF OPEN SPACE PER UNIT

PROVIDE (N) REAR YARD=

(17.5 x 23)=402.5 SF > 250 SF (REQ. = 125X2) – OK

## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



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3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

## (E) & (N) FIRST FLOOR & PLANS

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

DRAWN BY: YB/SX/DM

FILE: 18-144\_A100.dwg

DRAWING NO: 3 OF

SHEET NO:

# A101

### 1 (E) FIRST FLOOR PLAN (863 SF)

Scale: 1/4"=1'-0"  
DPW PERMITTED MINOR SIDEWALK ENCROACHMENT  
= MAX. 25% OF SIDEWALK WIDTH & 10% OF TOTAL SIDEWALK SQFT  
PER PW CODE SEC 723.2.

GREENWICH ST.

### 2 (N) FIRST FLOOR PLAN (TOTAL 1092 SF, GARAGE 265)

#### WALL LEGEND:

- (E) DEMOLITION WALL
- (E) WALL TO REMAIN
- (N) WALL
- (N) CONC. RET. WALL, S.S.D.
- (N) FIRE RATED WALL

#### MECHANICAL SHEETNOTES:

- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2.
- COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1.
- DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC 504.3 AND COMPLY WITH CMC TABLE 403.7.

- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1. HEATING UNITS ARE GAS, DIRECT-VENT, & LISTED FOR BEDROOM-USE. **HEAT**
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4.2. PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
- LIGHTING PER CEC 150.0(K)
- PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.3.
- PROVIDE FLOOR DRAIN PER CPC. 418.3. **o.F.D.**

#### FIRE SHEETNOTES:

- PROVIDE NON-SPARK PRODUCING SHUT OFF TOOL. PROVIDE APPROVED SHUTOFF VALVE BEFORE AND AFTER GAS METER.
- PROVIDE (N) WALL-MOUNT FIRE EXTINGUISHER ADJ. TO EXIT STAIRS.
- PROVIDE "EXIT" SIGNAGE ON (N) EXIT CORRIDOR DOORS.
- PROVIDE HARDWIRED UL217 COMPLIANT SMOKE ALARMS PER SFBC CH.9 & 34, (NFPA 72, 907.2.10)
- PROVIDE CARBON MONOXIDE ALARMS PER SFBC. CH.4 **CO**

## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



### REVISIONS

NO.	DATE	DESCRIPTION
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3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

## (E) & (N) SECOND FLOOR PLANS

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

DRAWN BY: YB/SX/DM

FILE: 18-144\_A100.dwg

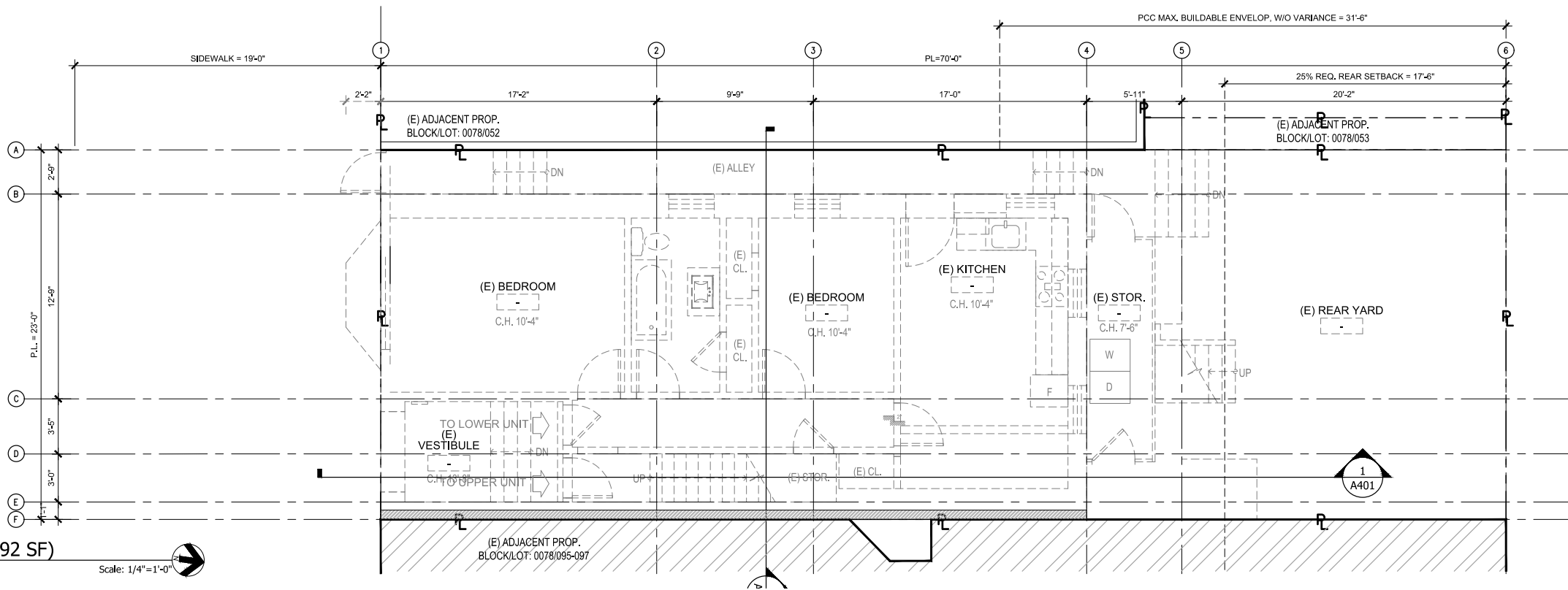
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SHEET NO:

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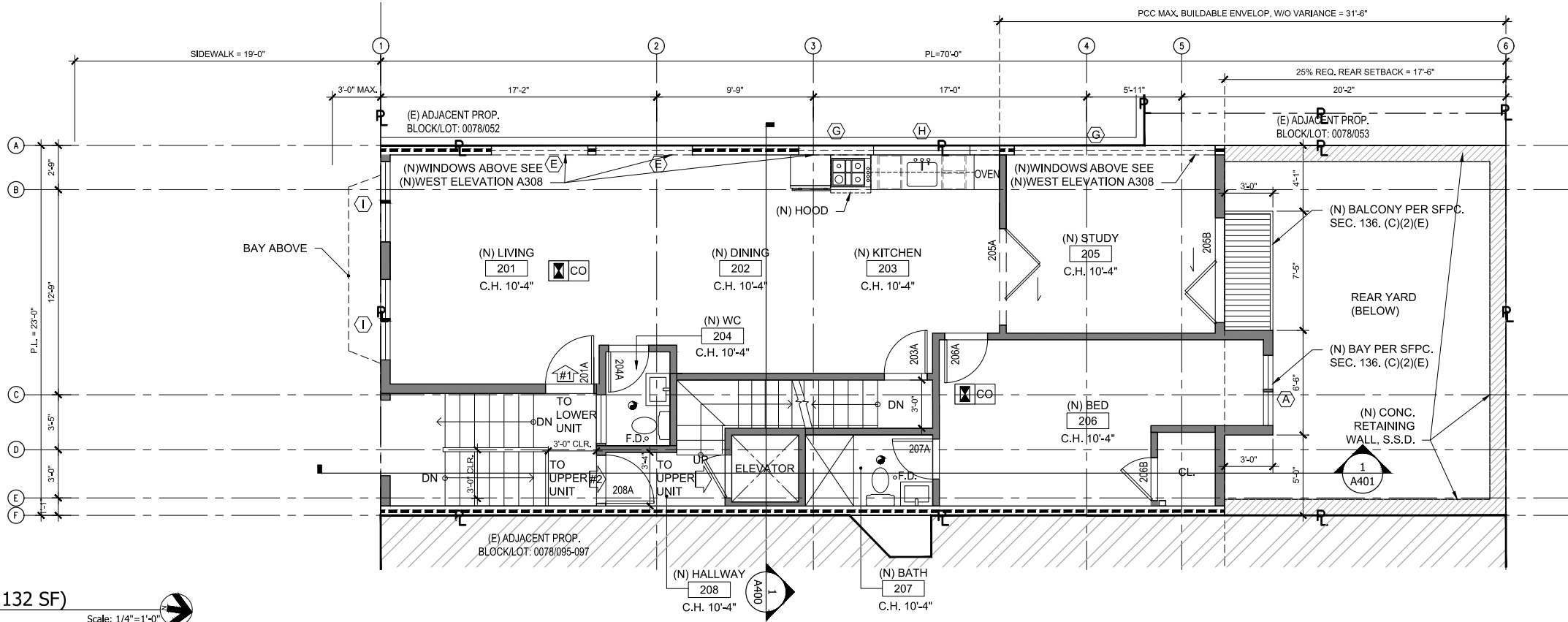
### 1 (E) SECOND FLOOR PLAN (792 SF)

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



### 2 (N) SECOND FLOOR PLAN (1132 SF)

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



#### WALL LEGEND:

- (E) DEMOLITION WALL
- (E) WALL TO REMAIN
- (N) WALL
- (N) CONC. RET. WALL, S.S.D.
- (N) FIRE RATED WALL

#### MECHANICAL SHEETNOTES:

- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2.
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- LIGHTING PER CEC 150.0(K)
- PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.3.
- PROVIDE FLOOR DRAIN PER CPC. 418.3 oF.D.

#### FIRE SHEETNOTES:

- PROVIDE NON-SPARK PRODUCING SHUT OFF TOOL. PROVIDE APPROVED SHUTOFF VALVE BEFORE AND AFTER GAS METER.
- PROVIDE (N) WALL-MOUNT FIRE EXTINGUISHER ADJ. TO EXIT STAIRS.
- PROVIDE "EXIT" SIGNAGE ON (N) EXIT CORRIDOR DOORS.
- PROVIDE HARDWIRED UL217 COMPLIANT SMOKE ALARMS PER SFBC CH.9 & [CO]
- PROVIDE CARBON MONOXIDE ALARMS PER SFBC. CH.4 [CO]

## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



### REVISIONS

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3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

## (E) & (N) THIRD FLOOR PLANS

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

DRAWN BY: YB/SX/DM

FILE: 18-144\_A100.dwg

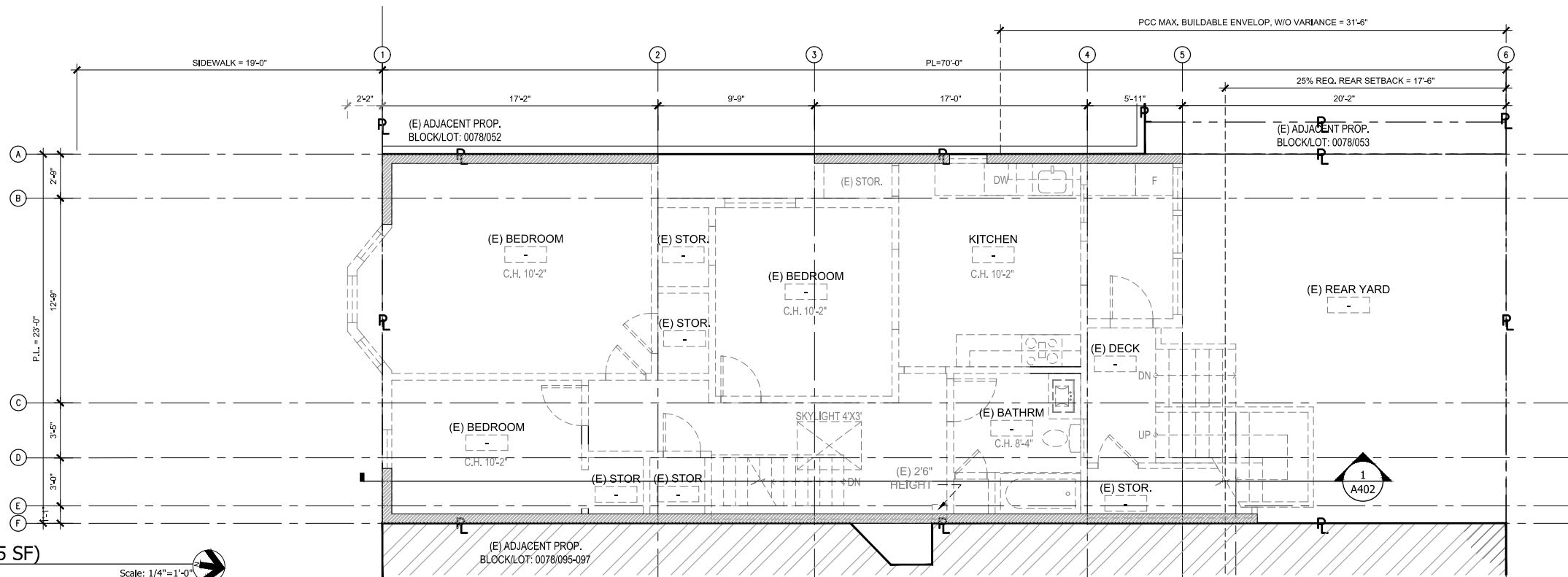
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SHEET NO:

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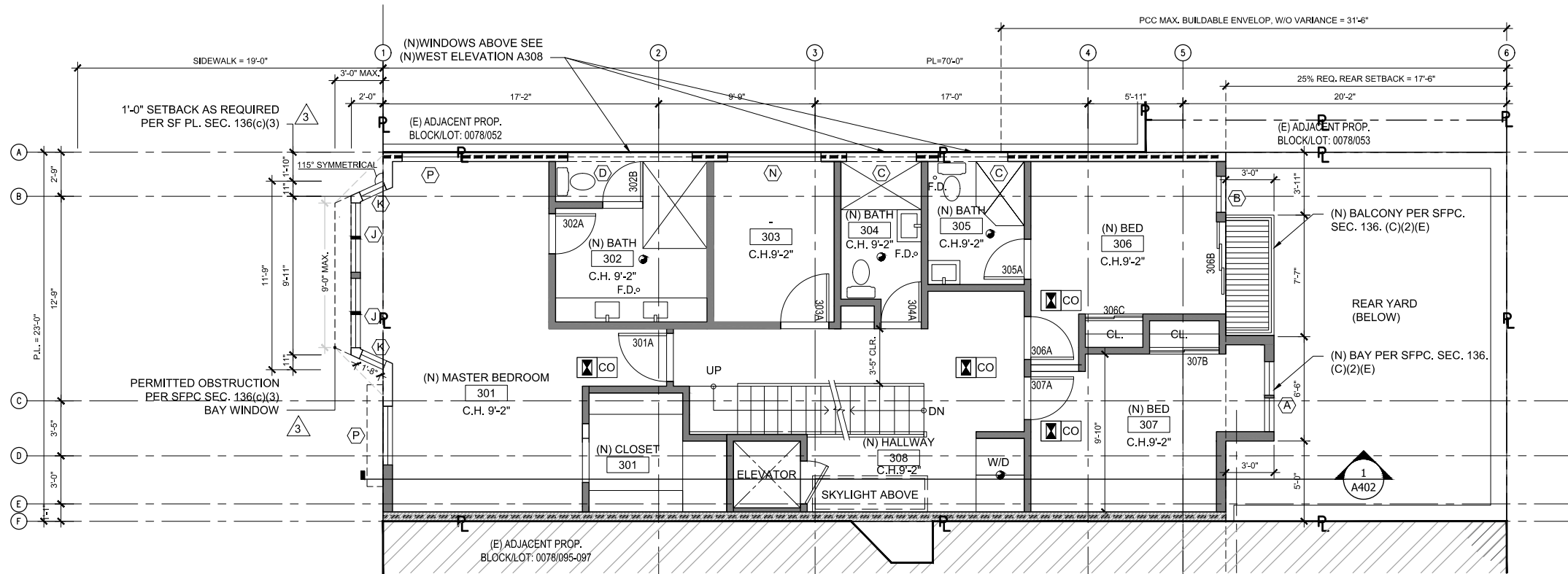
### 1 (E) THIRD FLOOR PLAN (905 SF)

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



### 2 (N) THIRD FLOOR PLAN (1164 SF)

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



#### WALL LEGEND:

- (E) DEMOLITION WALL
- (E) WALL TO REMAIN
- (N) WALL
- /// (N) CONC. RET. WALL, S.S.D.
- (N) FIRE RATED WALL

#### MECHANICAL SHEETNOTES:

- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2.
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- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4.2. PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
- LIGHTING PER CEC 150.0(K)
- PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.3.
- PROVIDE FLOOR DRAIN PER CPC. 418.3 oF.D.

#### FIRE SHEETNOTES:

- PROVIDE NON-SPARK PRODUCING SHUT OFF TOOL. PROVIDE APPROVED SHUTOFF VALVE BEFORE AND AFTER GAS METER.
- PROVIDE (N) WALL-MOUNT FIRE EXTINGUISHER ADJ. TO EXIT STAIRS.
- PROVIDE "EXIT" SIGNAGE ON (N) EXIT CORRIDOR DOORS.
- PROVIDE HARDWIRED UL217 COMPLIANT SMOKE ALARMS PER SFBC CH.9 & [CO]
- PROVIDE CARBON MONOXIDE ALARMS PER SFBC. CH.4 [CO]



## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



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3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

## (N) FOURTH FLOOR PLAN & ROOF FLOOR PLAN

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

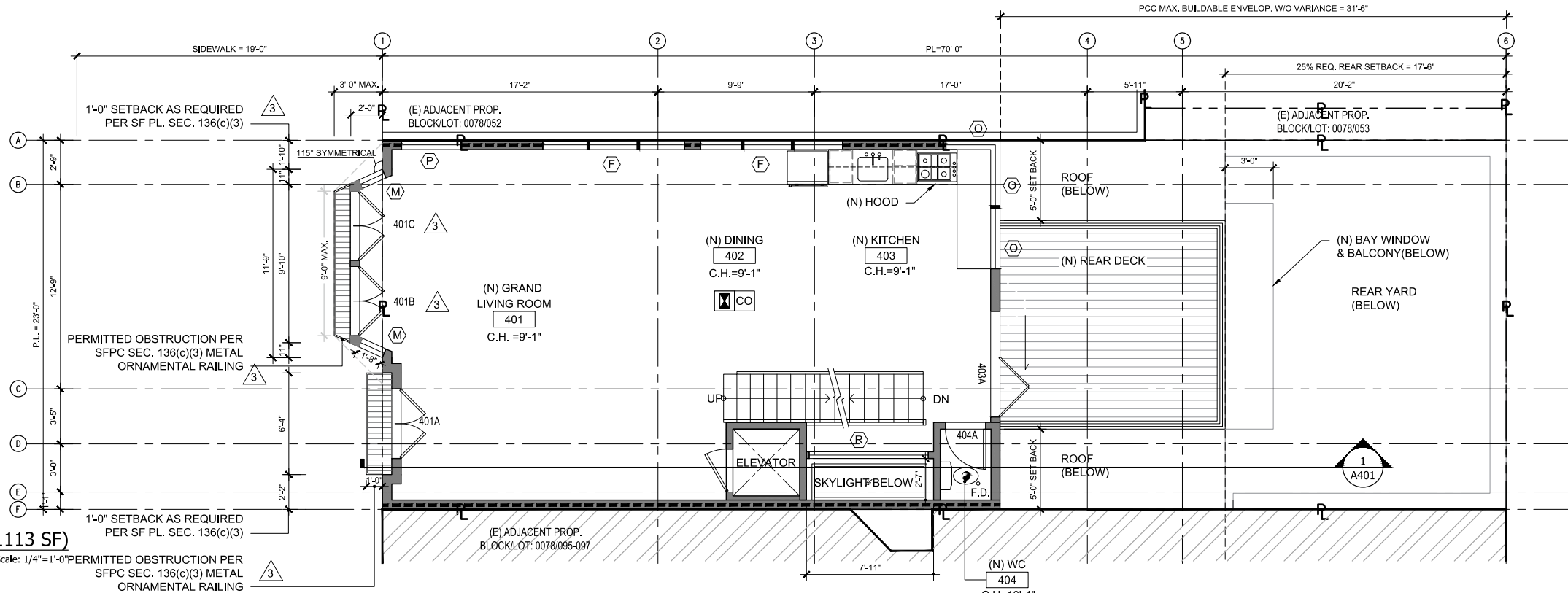
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FILE: 18-144\_A100.dwg

DRAWING NO: 6 OF

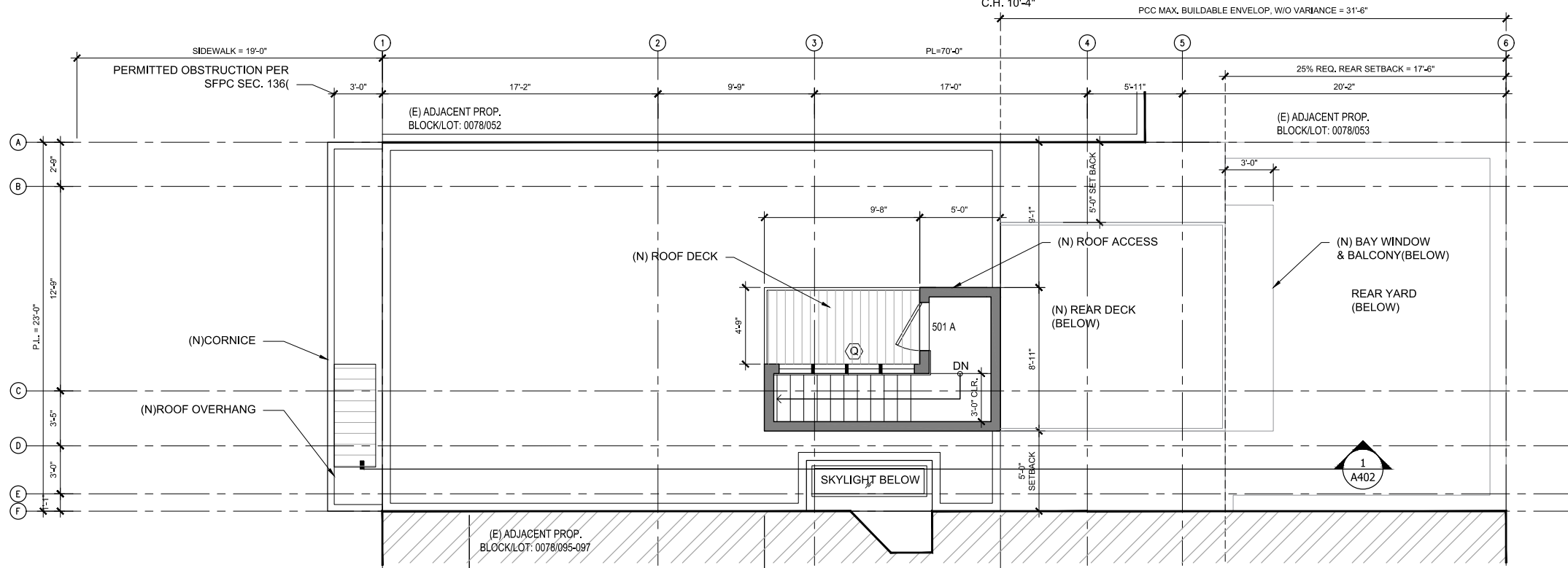
SHEET NO:

A104



1 (N) FOURTH FLOOR PLAN (1113 SF)

Scale: 1/4"=1'-0" PERMITTED OBSTRUCTION PER SFPC SEC. 136(c)(3) METAL ORNAMENTAL RAILING



1 (N) ROOF DECK PLAN

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

### WALL LEGEND :

- (E) DEMOLITION WALL
- (E) WALL TO REMAIN
- (N) WALL
- (N) CONC. RET. WALL, S.S.D.
- (N) FIRE RATED WALL

### MECHANICAL SHEETNOTES:

- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2.
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- LIGHTING PER CEC 150.0(K)
- PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.3.
- PROVIDE FLOOR DRAIN PER CPC. 418.3 oF.D.

### FIRE SHEETNOTES:

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- PROVIDE CARBON MONOXIDE ALARMS PER SFBC. CH.4 [CO]

ADDITION  
REMODEL  
FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



REVISIONS

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SHEET TITLE

(N) ROOF PLAN

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

DRAWN BY: YB/SX/DM

FILE: 18-144\_A100.dwg

DRAWING NO: 6 OF

SHEET NO:

A105

1 (N) ROOF PLAN

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

WALL LEGEND :

----- (E) DEMOLITION WALL

===== (E) WALL TO REMAIN

===== (N) WALL

////// (N) CONC. RET. WALL, S.S.D.

===== (N) FIRE RATED WALL

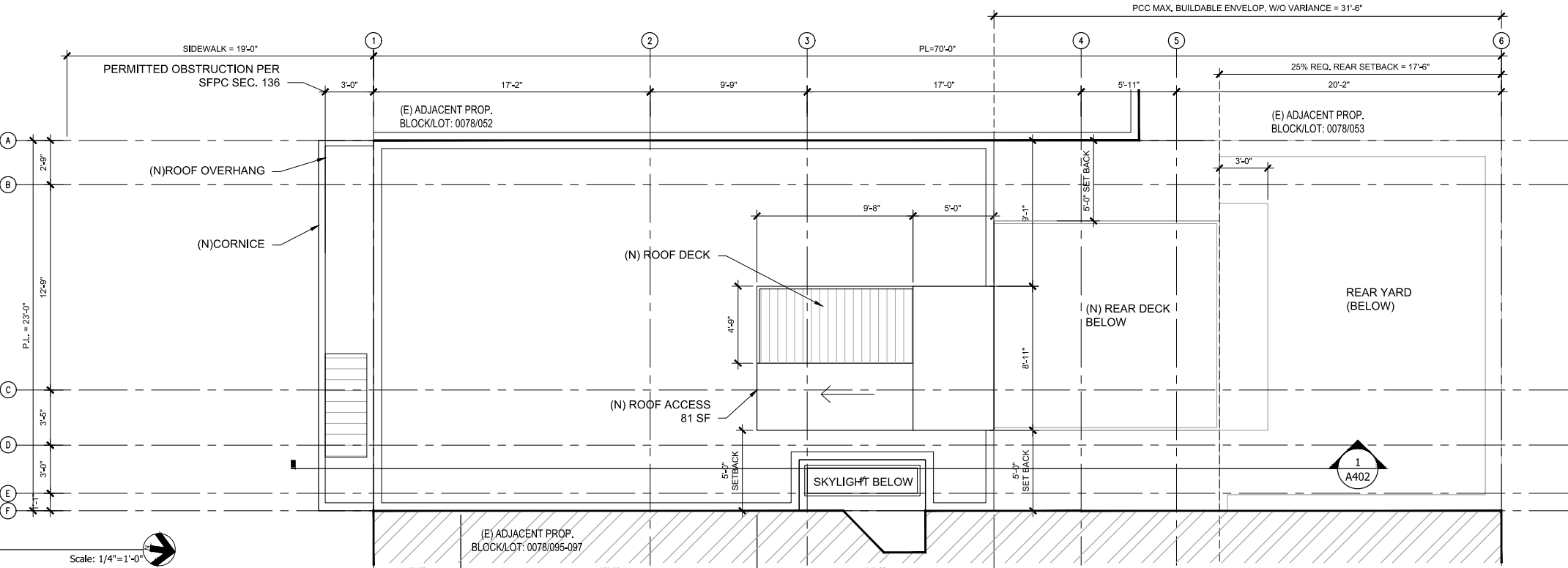
MECHANICAL SHEETNOTES:

- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2.
- COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1.
- DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC 504.3 AND COMPLY WITH CMC TABLE 403.7.

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- PROVIDE FLOOR DRAIN PER CPC. 418.3 oF.D.

FIRE SHEETNOTES:

- PROVIDE NON-SPARK PRODUCING SHUT OFF TOOL. PROVIDE APPROVED SHUTOFF VALVE BEFORE AND AFTER GAS METER.
- PROVIDE (N) WALL-MOUNT FIRE EXTINGUISHER ADJ. TO EXIT STAIRS.
- PROVIDE "EXIT" SIGNAGE ON (N) EXIT CORRIDOR DOORS.
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- PROVIDE CARBON MONOXIDE ALARMS PER SFBC. CH.4 **CO**



(E) UNITS & PROPOSED UNITS  
SQUARE FOOTAGE DIAGRAM

	BEDROOM	BATHROOM	TOTAL SQ FT
(E) UNIT #1	2	1	599
(N) UNIT #1	2	2	1555
(E) UNIT #2	3	1	989
(N) UNIT #2	3	3	1605

ADDITION  
REMODEL  
FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



REVISIONS		
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3	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE  
(E) FRONT ELEVATION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

DRAWN BY: YB/SX/DM

FILE: 18144 A300.dwg

DRAWING NO: 7 OF

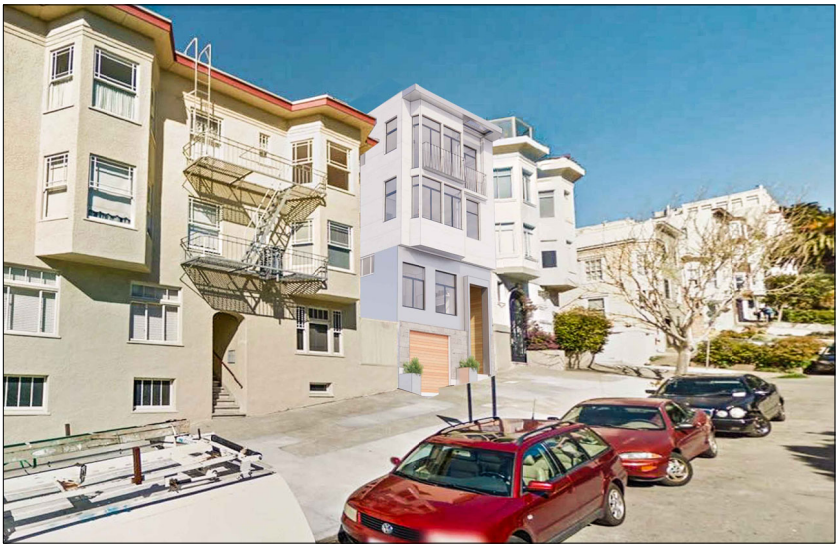
SHEET NO:

A 301



1 (E) FRONT ELEVATION

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



2 (N) FRONT ELEVATION RENDERING

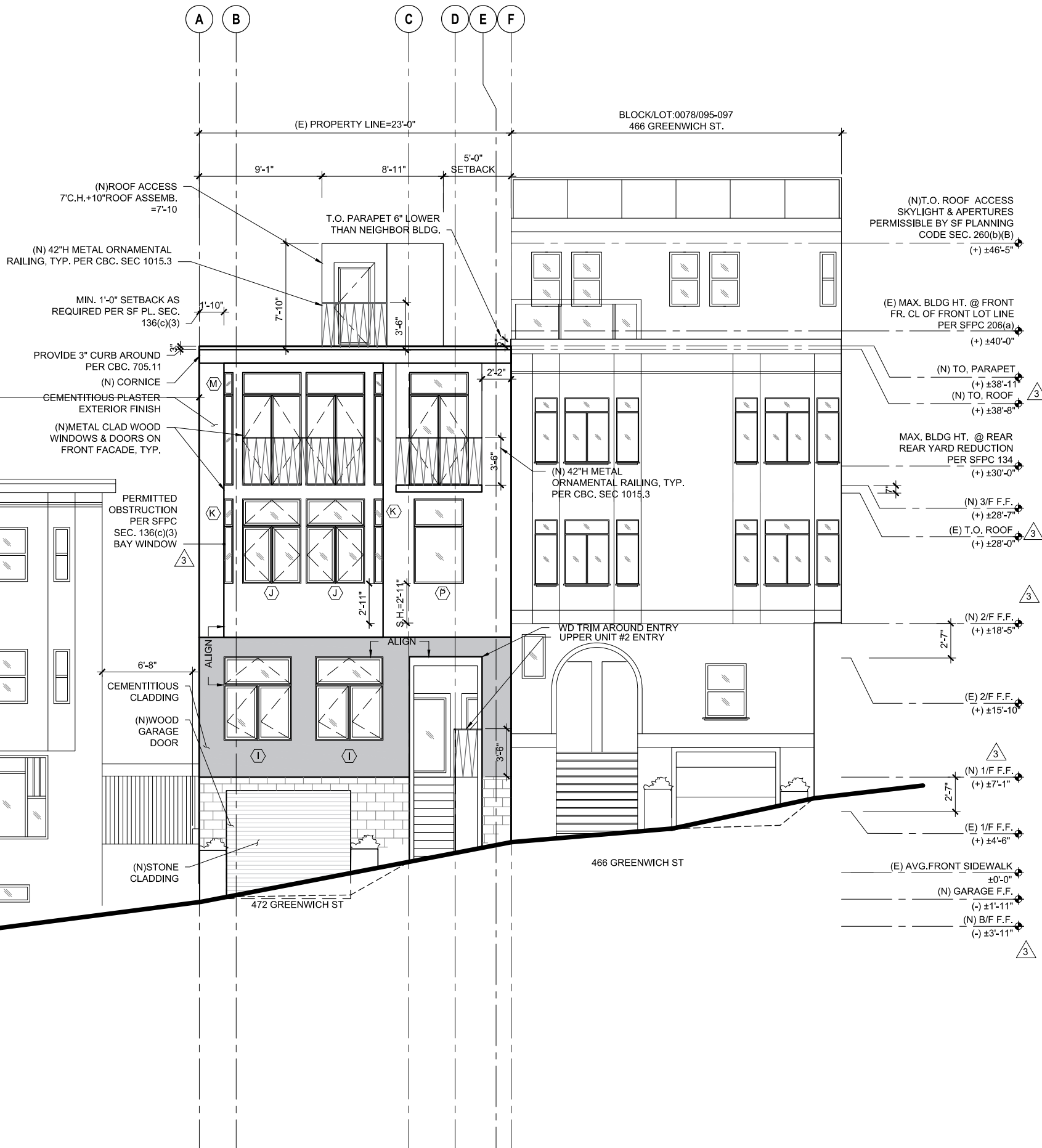
Scale: N.T.S.

BLOCK/LOT:0078/052  
490 GREENWICH ST.



1 (N) FRONT ELEVATION

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



## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



### REVISIONS

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### SHEET TITLE

(N) FRONT  
ELEVATION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

DRAWN BY: YB/SX/DM

FILE: 18144 A300.dwg

DRAWING NO: 8 OF

SHEET NO:

A302



ADDITION  
REMODEL  
FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



REVISIONS		
NO.	DATE	DESCRIPTION
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3	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE

(E) REAR  
ELEVATION

JOB NO: 18-144

SCALE: 1/4"=1'-0"      DATE: 08/06/21

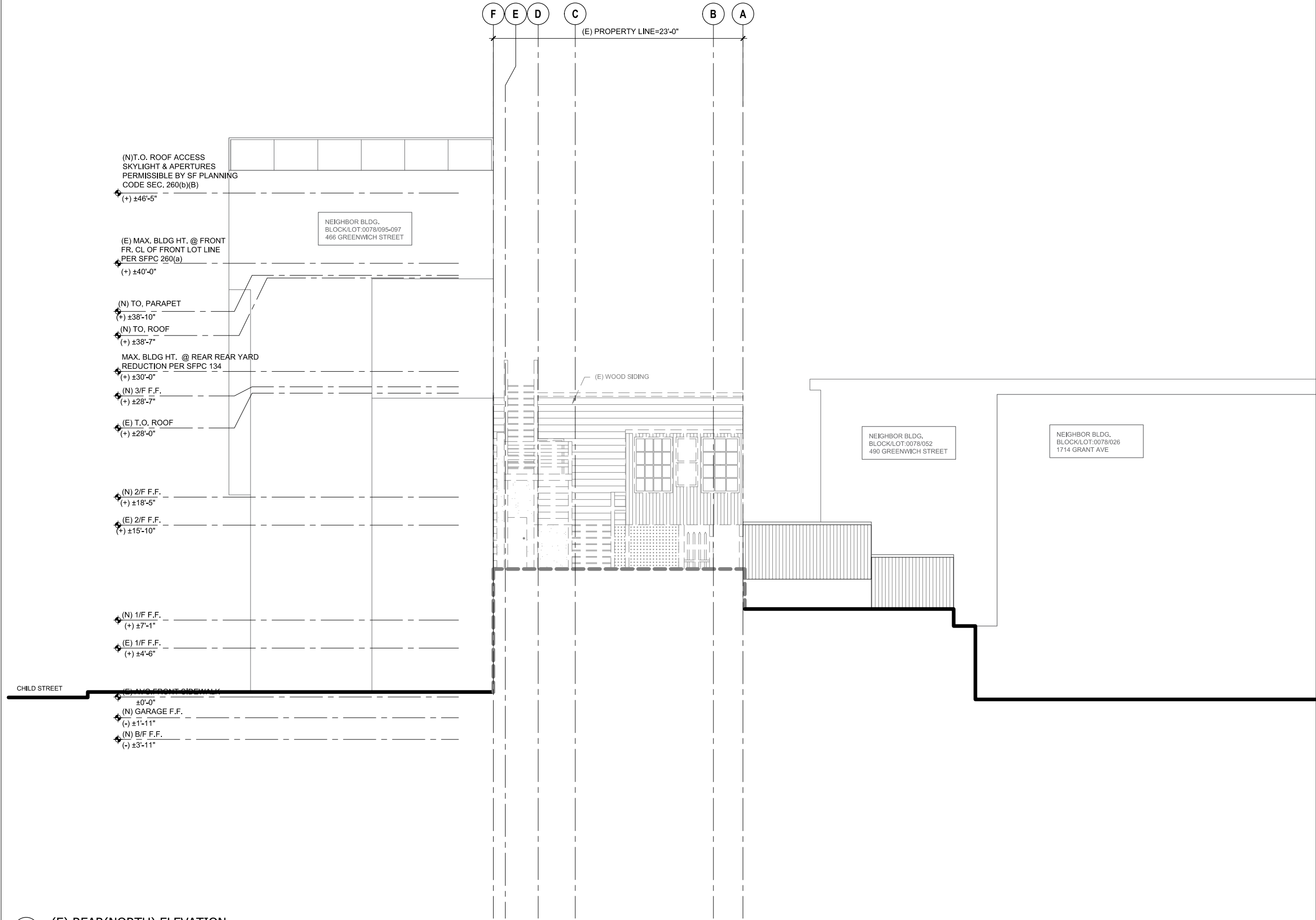
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FILE: 18144 A300.dwg

DRAWING NO: 9    OF

SHEET NO:

A 303



1 (E) REAR(NORTH) ELEVATION

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

ADDITION  
REMODEL  
FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



REVISIONS		
NO.	DATE	DESCRIPTION
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3	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE

(N) REAR  
ELEVATION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

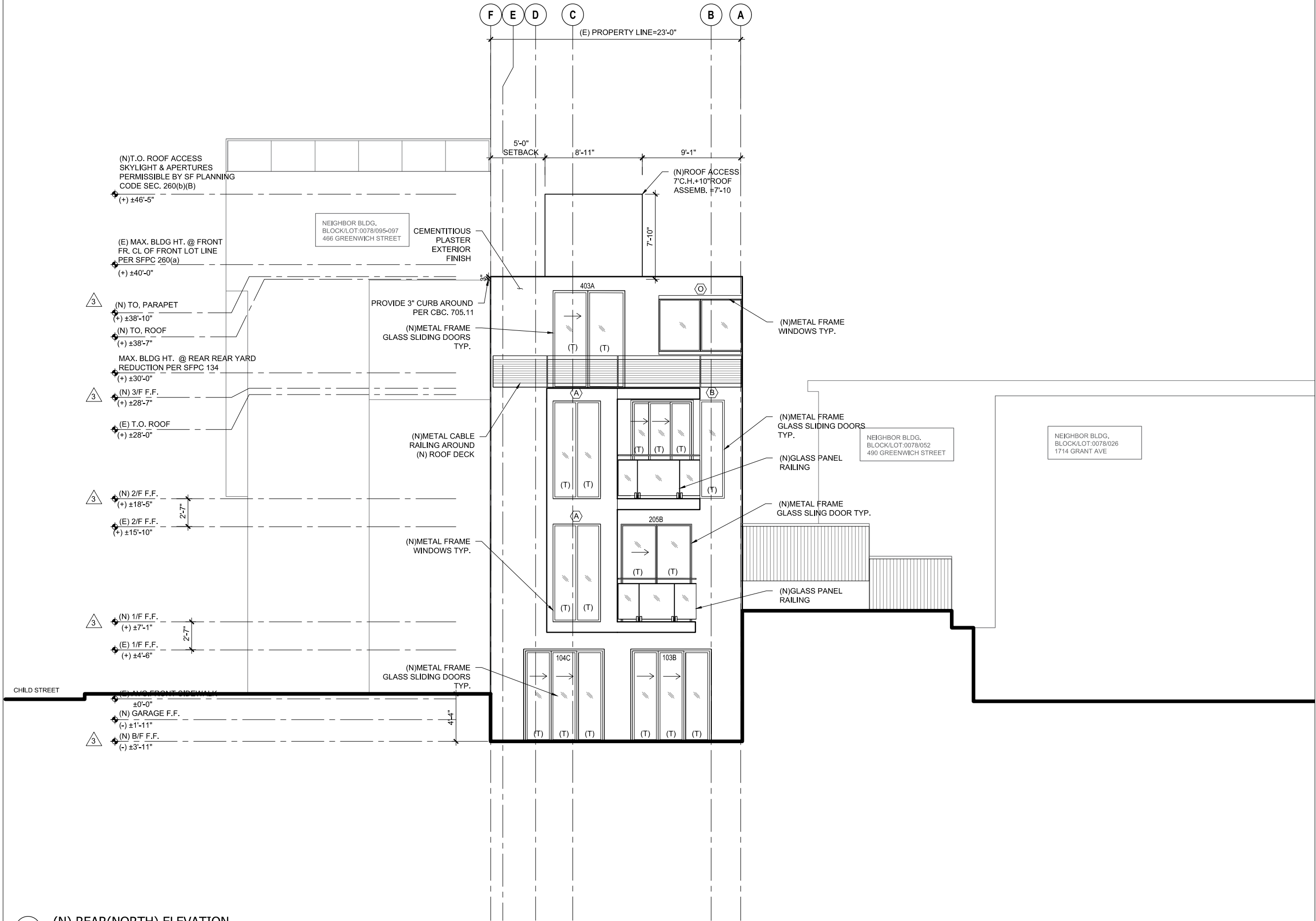
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FILE: 18144 A300.dwg

DRAWING NO: 10 OF

SHEET NO:

A304



1 (N) REAR(NORTH) ELEVATION

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

ADDITION  
REMODEL  
FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE

(E) SIDE (WEST)  
ELEVATION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

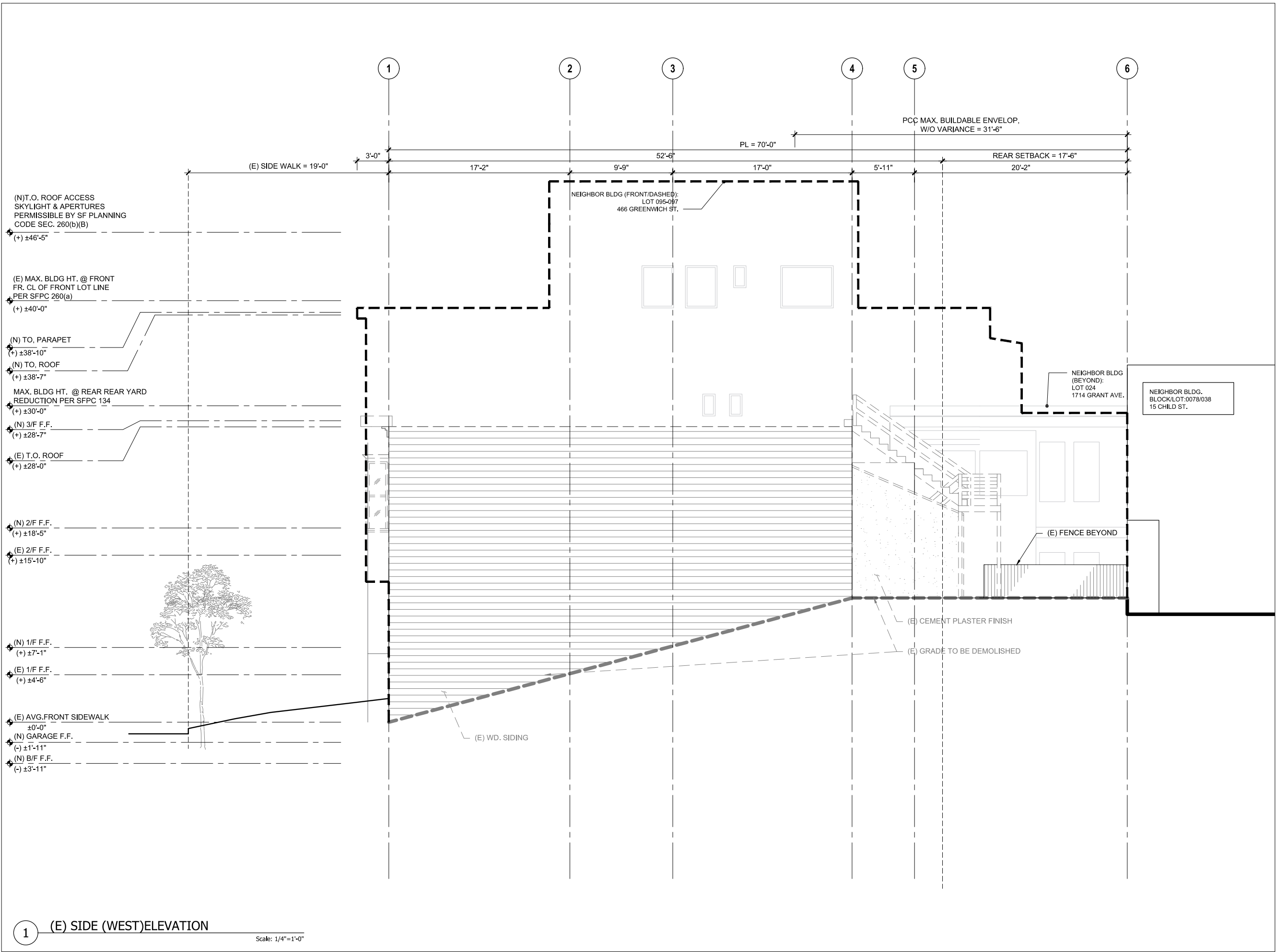
DRAWN BY: YB/SX/DM

FILE: 18144 A300.dwg

DRAWING NO: 11 OF

SHEET NO:

A 305



1

(E) SIDE (WEST) ELEVATION

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

ADDITION  
REMODEL  
FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE

(N) SIDE (WEST)  
ELEVATION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

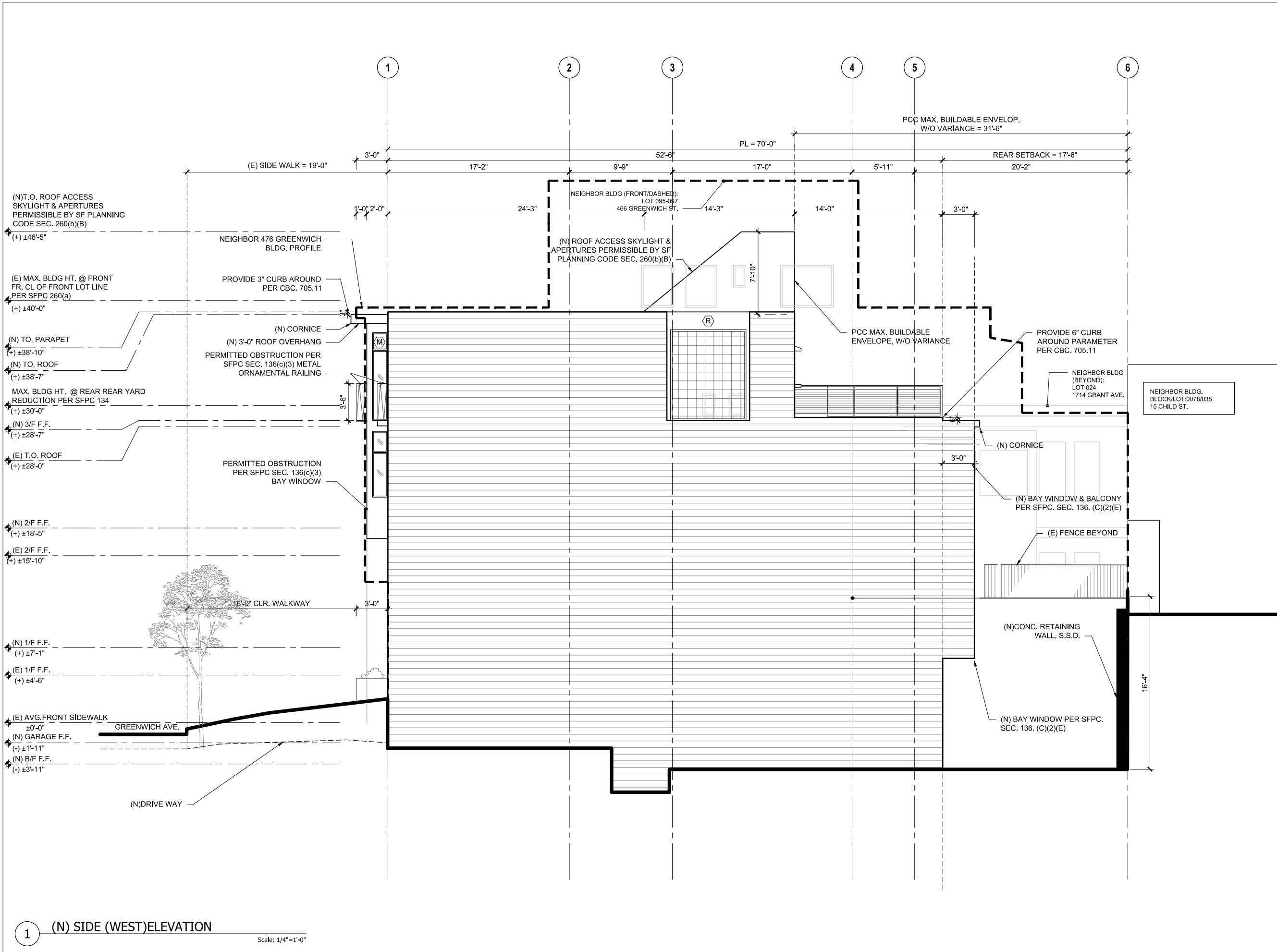
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FILE: 18144 A300.dwg

DRAWING NO: 12 OF

SHEET NO:

A306



1 (N) SIDE (WEST) ELEVATION

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

## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



### REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

## (E) SIDE (EAST) ELEVATION

JOB NO: 18-144

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

DATE: 08/06/21

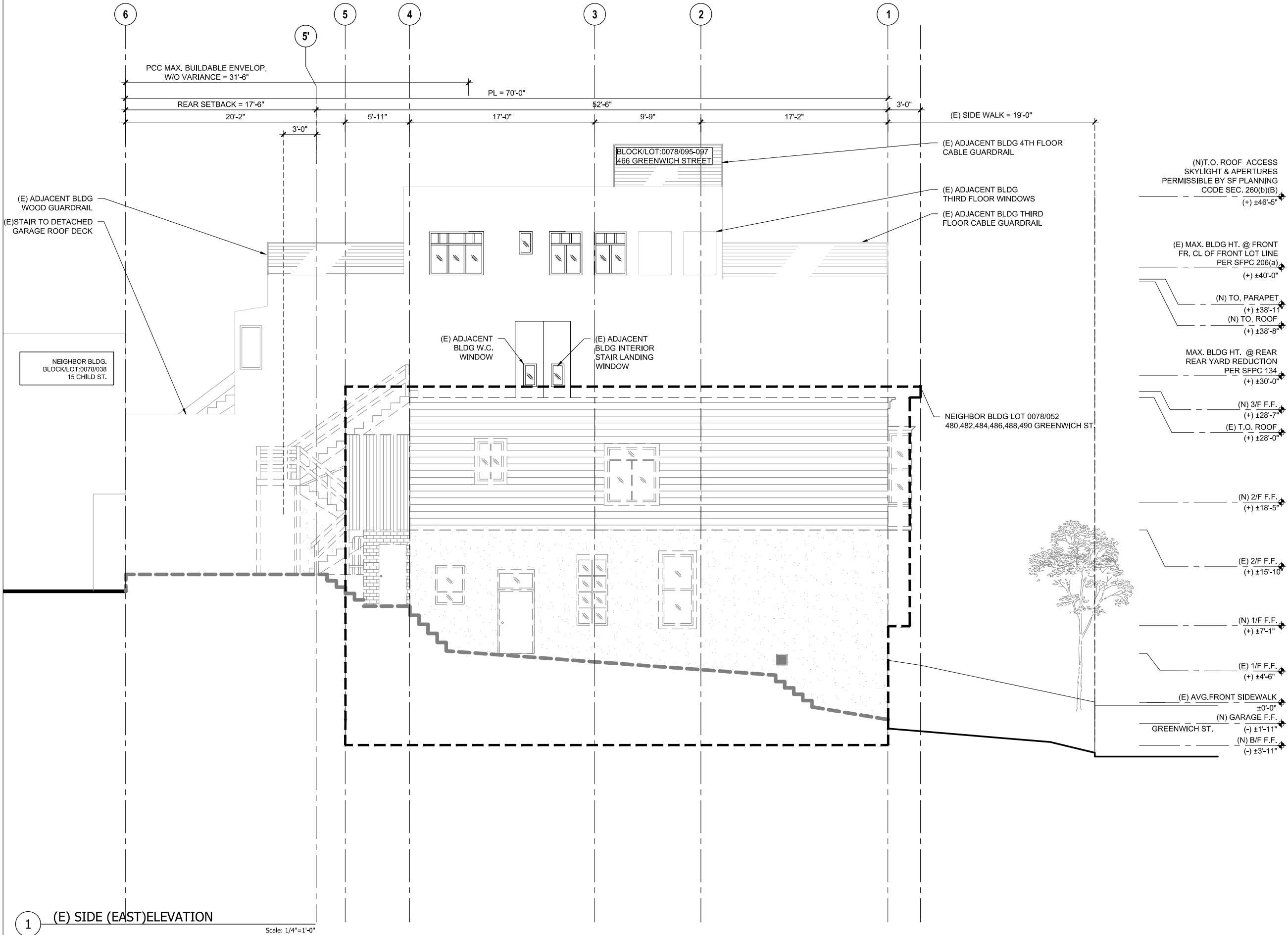
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FILE: 18147 A300.dwg

DRAWING NO: 13 OF

SHEET NO:

# A 307



## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



### REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

(N) SIDE (EAST)  
ELEVATION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

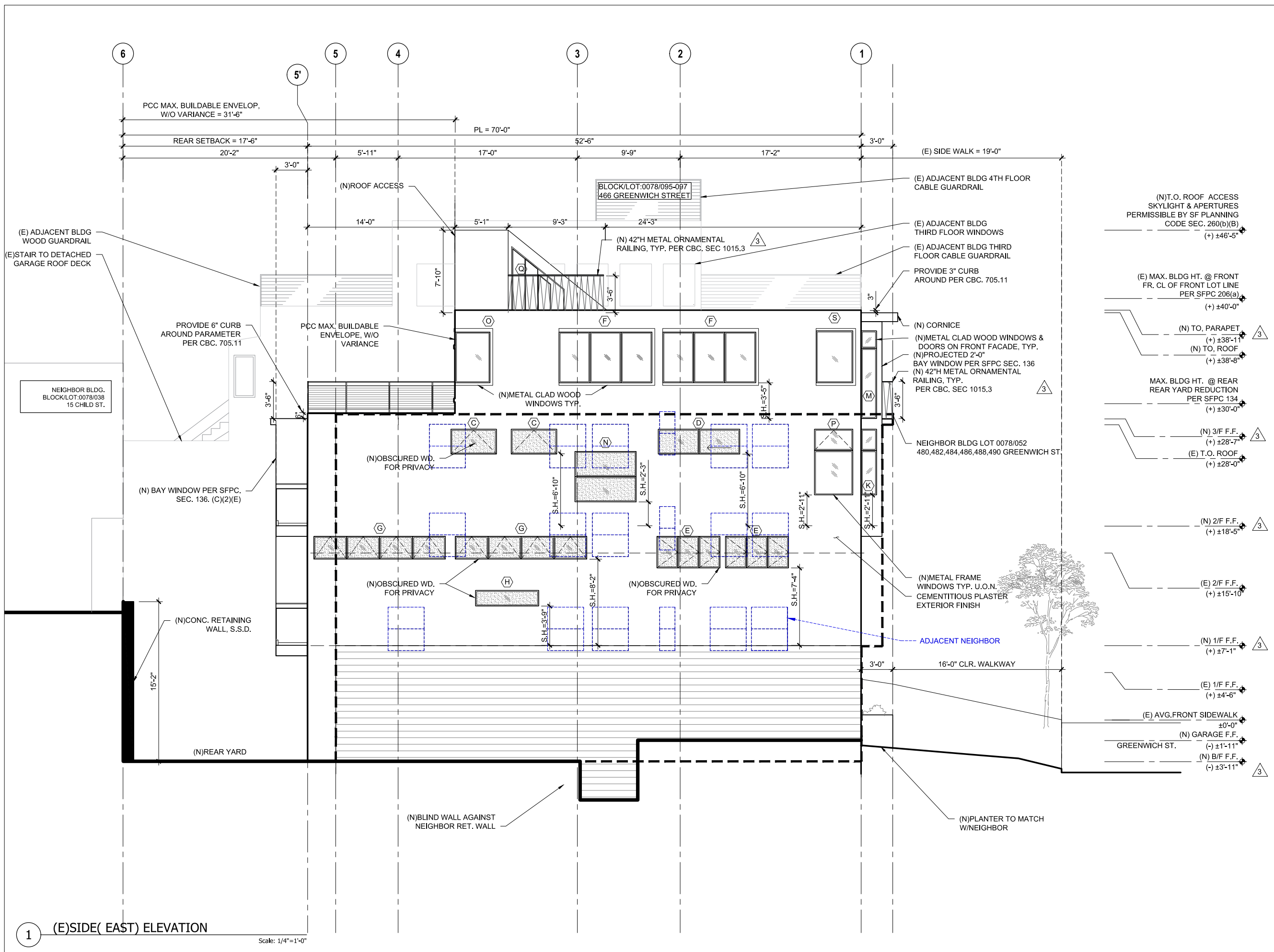
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FILE: 18147 A300.dwg

DRAWING NO: 14 OF

SHEET NO:

A 308



ADDITION  
REMODEL  
FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE

(N) FRONT ELEVATION  
URBAN BIRD REFUGE  
GLAZING CALCULATION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

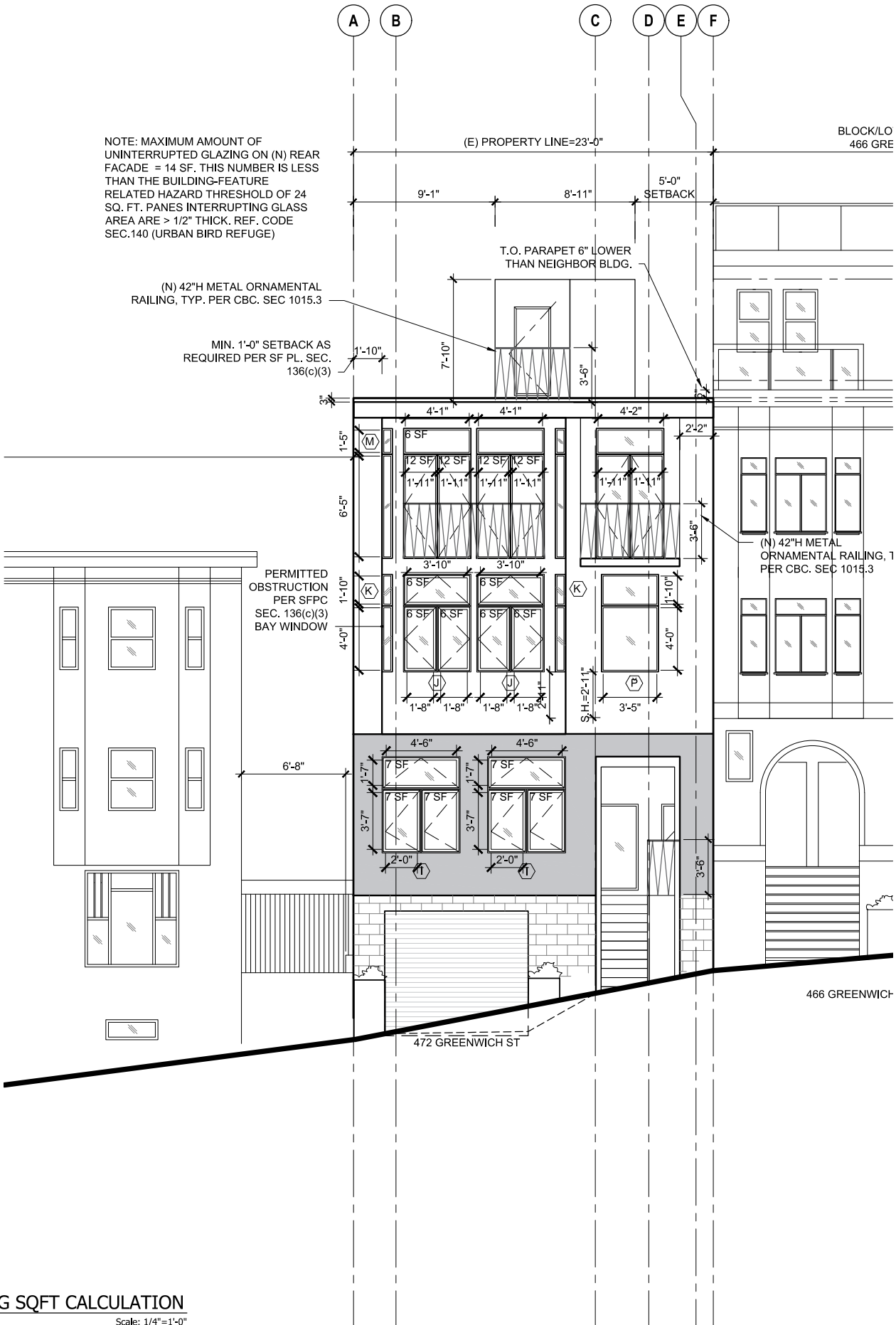
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FILE: 18144 A300.dwg

DRAWING NO: 8 OF

SHEET NO:

A309





## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



### REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

## (E) & (N) CROSS SECTION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

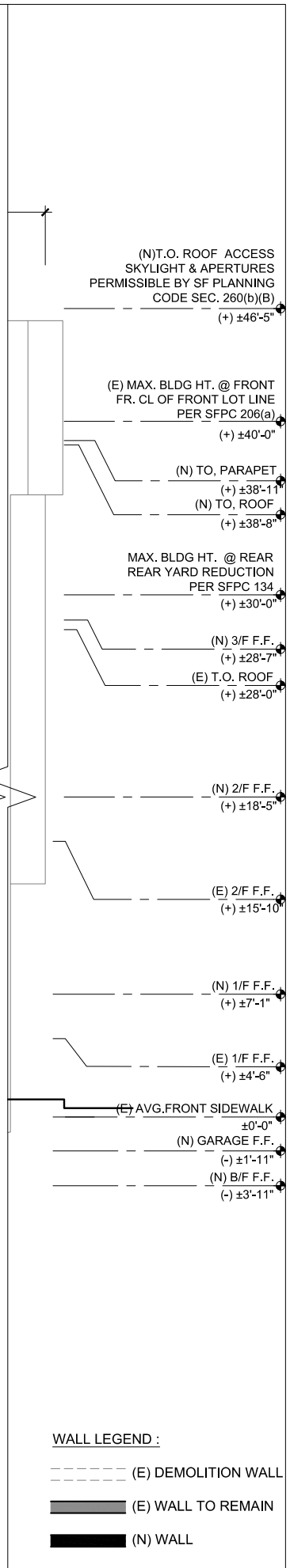
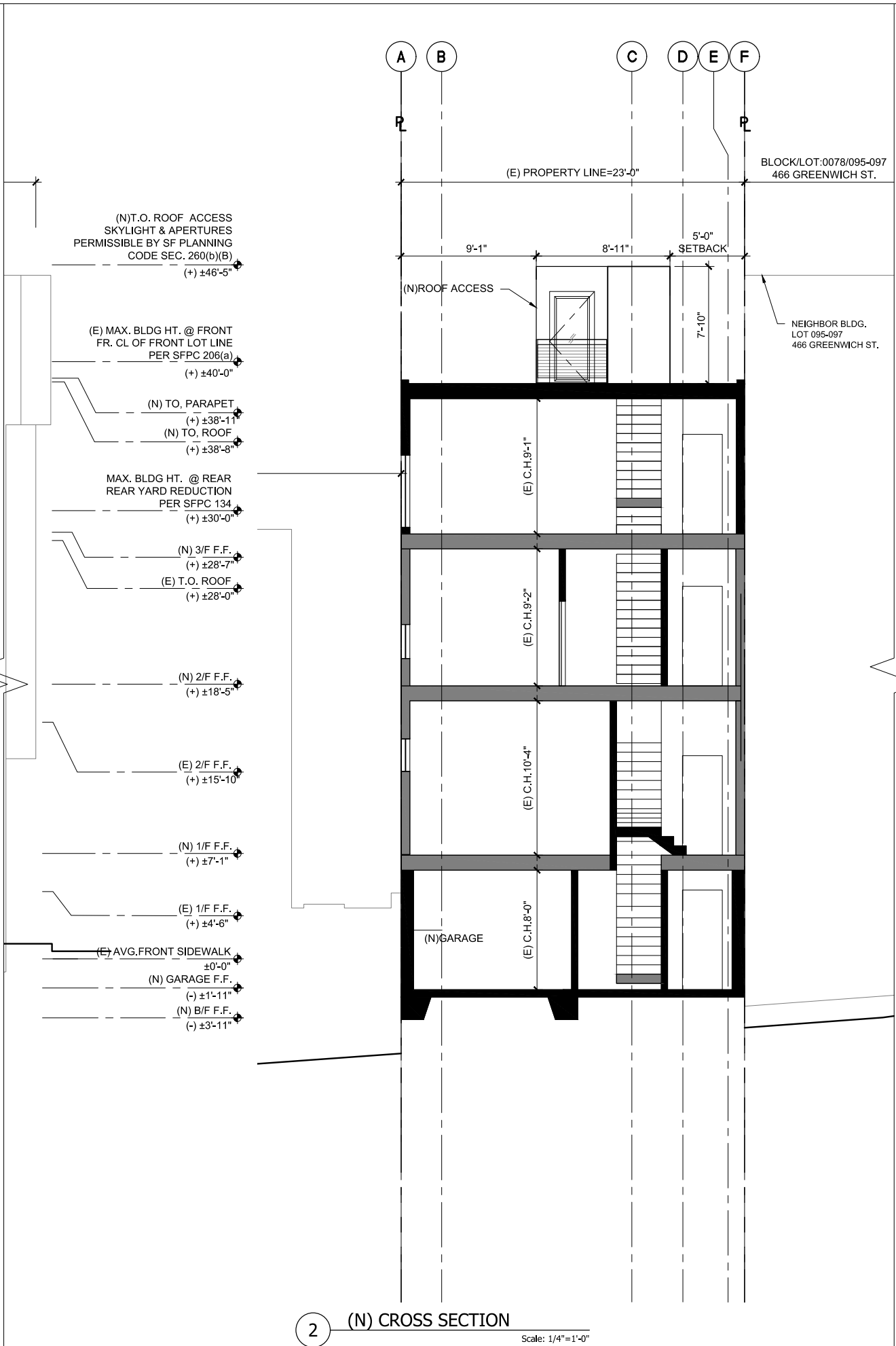
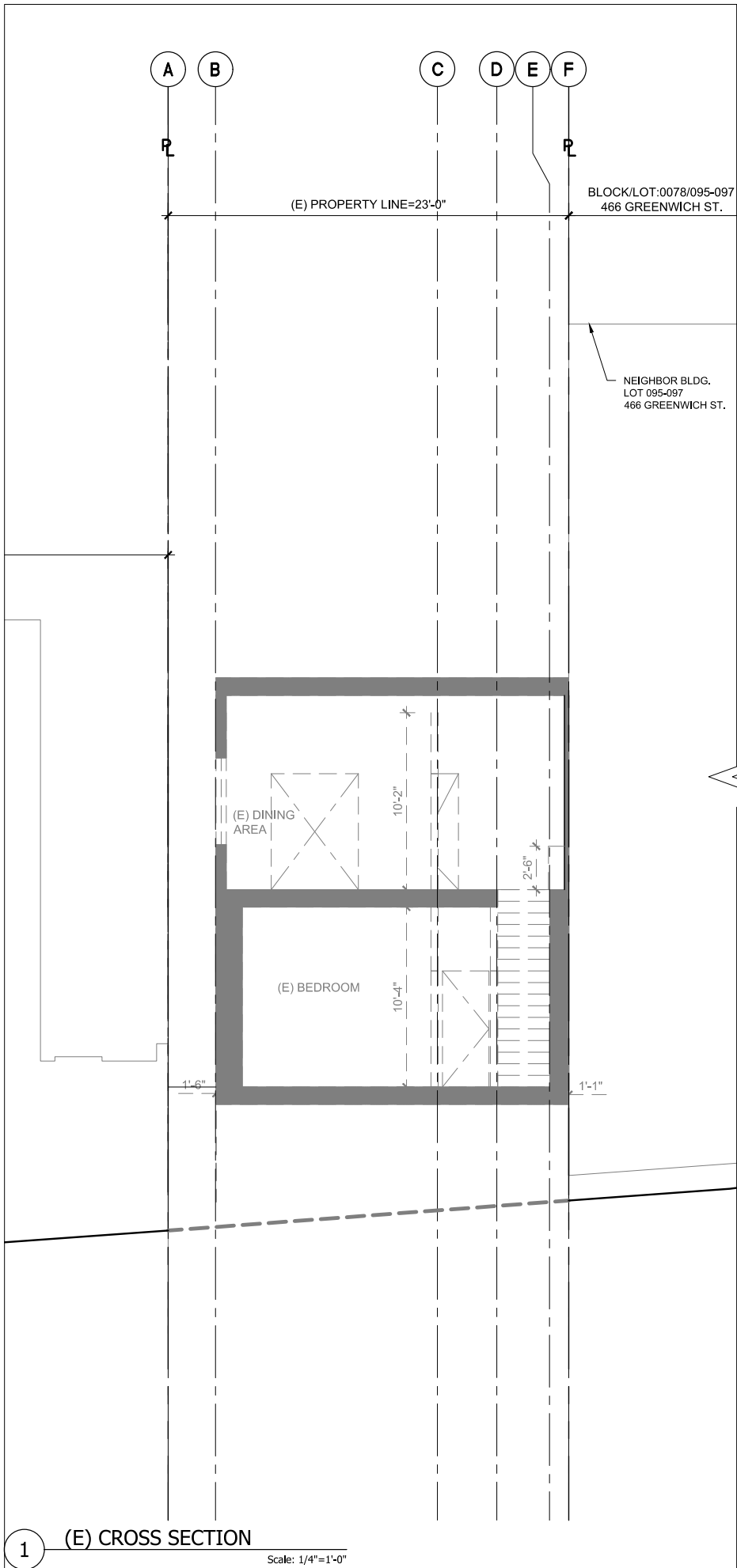
DRAWN BY: YB/SX/DM

FILE: 18147 A400.dwg

DRAWING NO: 15 OF

SHEET NO:

# A 401





ADDITION  
REMODEL  
FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE

(E) LONGITUDINAL  
SECTION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

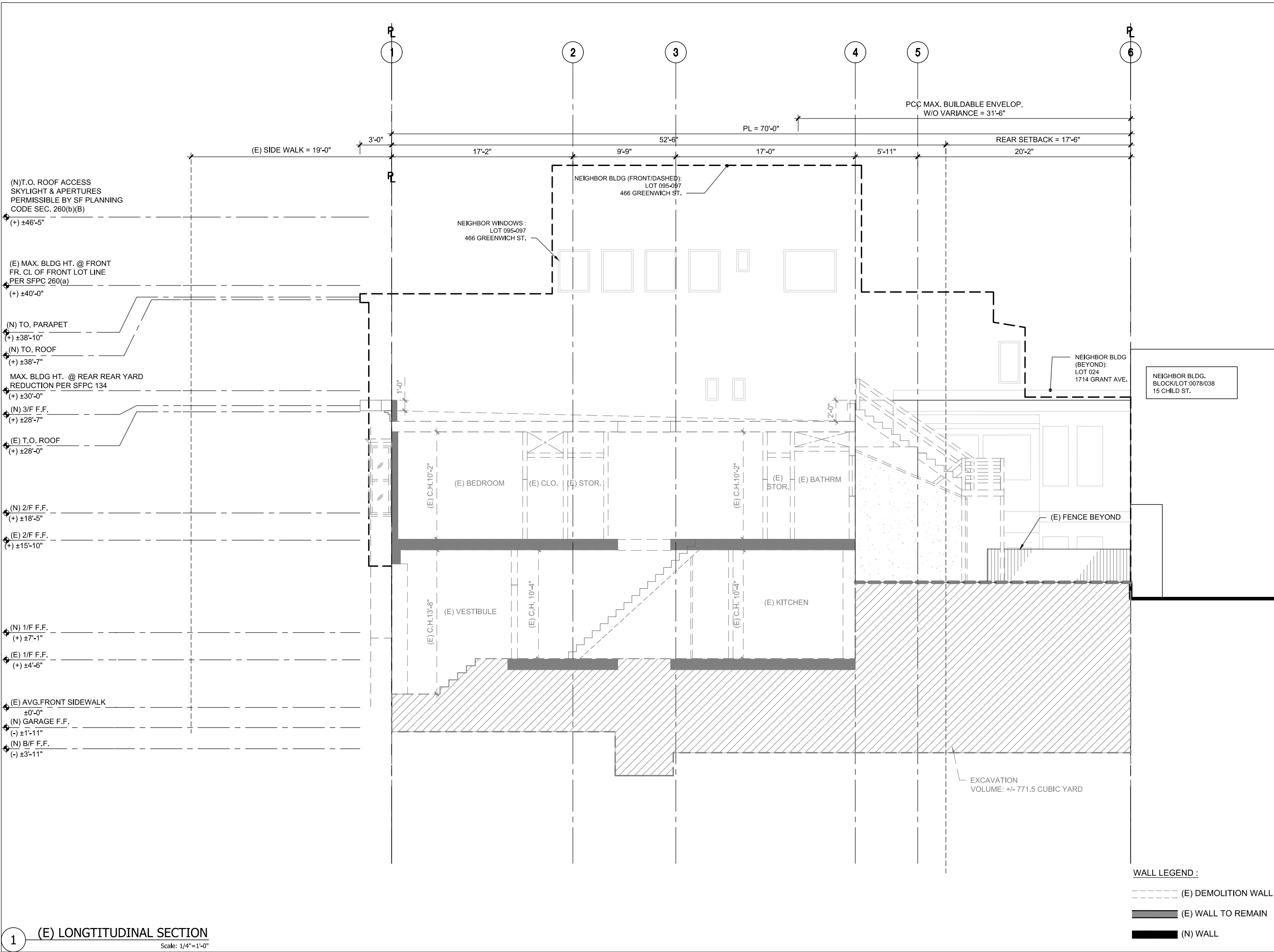
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FILE: 18147 A400.dwg

DRAWING NO: 16 OF

SHEET NO:

A 402



1 (E) LONGITUDINAL SECTION  
Scale: 1/4"=1'-0"

## ADDITION REMODEL FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



### REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
1	07/28/20	RESPONSE TO PLANNING PCC
2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

### SHEET TITLE

## (N) LONGITUDINAL SECTION

JOB NO: 18-144

SCALE: 1/4"=1'-0" DATE: 08/06/21

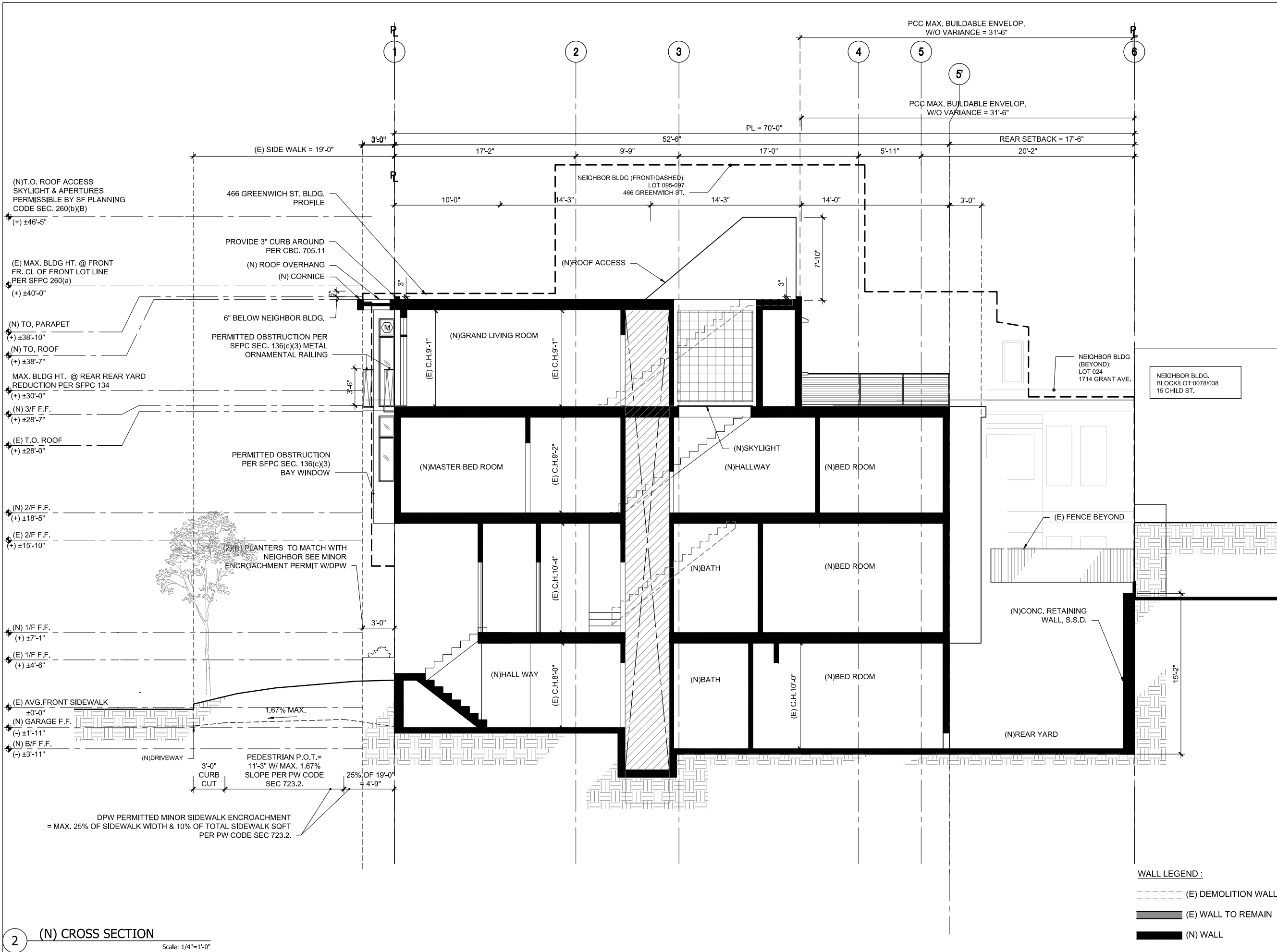
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FILE: 18144 A400.dwg

DRAWING NO: 17 OF

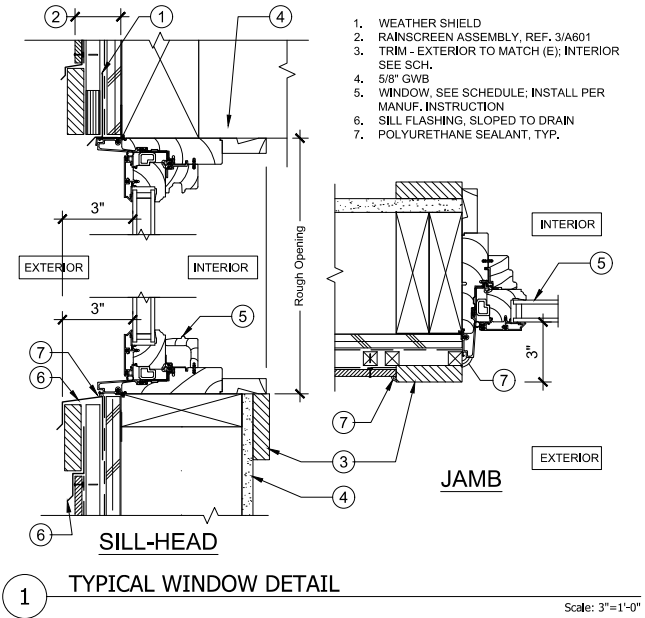
SHEET NO:

A 403



WINDOW SCHEDULE

MARK	QTY.	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	TYPE	GLASS	FRAME		RATING	R VALUE	SHGC	DETAIL #			HDWR.NOTE	REMARKS
								CONST.	FINISH				HEAD	JAMB	SILL		
A	2	4'-4"	9'-0"	0'-0"	9'-0"	FIXED	TEMP, INSUL. CLEAR, LOW E	MTL.	BY MANUF.	NR	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
B	1	2'-3"	9'-0"	0'-0"	9'-0"	FIXED	TEMP, INSUL. CLEAR, LOW E	MTL.	BY MANUF.	NR	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
C	2	4'-4"	2'-4"	6'-10"	9'-2"	AWNING	INSUL. FROSTED, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
D	1	7'-9"	2'-4"	6'-10"	9'-2"	SLIDING	INSUL. FROSTED, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
E	2	6'-0"	3'-0"	7'-4"	10'-4"	CASEMENT	INSUL. FROSTED, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
F	2	8'-10"	4'-10"	3'-5"	8'-3"	FIXED	INSUL. CLEAR, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
G	2	12'-6"	2'-2"	8'-2"	10'-4"	AWNING	INSUL. FROSTED, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
H	1	6'-0"	1'-6"	3'-9"	5'-3"	FIXED	INSUL. FROSTED, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
I	2	6'-2"	5'-0"	2'-9"	8'-11"	CASEMENT/AWNING	INSUL. CLEAR, LOW E	MTL. CLAD WD.	BY MANUF.	NR	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
J	1	4'-4"	6'-3"	2'-11"	9'-2"	CASEMENT	INSUL. CLEAR, LOW E	MTL. CLAD WD.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
K	2	1'-7"	6'-3"	2'-11"	9'-2"	CASEMENT	INSUL. CLEAR, LOW E	MTL. CLAD WD.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
M	2	1'-7"	8'-4"	0'-0"	8'-4"	FIXED	TEMP, INSUL. FROSTED, LOW E	MTL. CLAD WD.	BY MANUF.	NR	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
N	1	5'-10"	4'-10"	2'-3"	7'-1"	FIXED	INSUL. FROSTED, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
O	1	7'-8"	4'-10"	3'-5"	8'-3"	FIXED	INSUL. CLEAR, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
	1	3'-1"	4'-10"	3'-5"	8'-3"	FIXED	INSUL. CLEAR, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
P	3	3'-8"	6'-3"	2'-11"	9'-2"	FIXED/AWNING	INSUL. CLEAR, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
S	1	3'-8"	5'-5"	2'-11"	8'-4"	FIXED/AWNING	INSUL. CLEAR, LOW E	MTL.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
Q	1	5'-0"	6'-3"	0'-0"	6'-3"	FIXED	TEMP, INSUL. CLEAR, LOW E	MTL.	BY MANUF.	NR	0.32-0.36	0.52-0.55	1	1	1	BY MANUF.	MARVIN CONTEMPORARY
R	1	7'-2"	8'-7"	0'-0"	8'-7"	GLASS BLOCKS	TEMP, INSUL. CLEAR, LOW E	BY MANUF.	BY MANUF.	RATED 45MIN	0.32-0.36	0.52-0.55				BY MANUF.	MARVIN CONTEMPORARY



HARDWARE NOTES:

- 1. HINGES TO MATCH DOOR KNOB AND LOCKSET.
- 2. ALL HARDWARE SHALL BE FLUSHED.
- 3. PRIVACY SET DOOR KNOB.
- 4. SINGLE KEYED DEAD BOLT W/ THUMB TURN.
- 5. BY DESIGNER/OWNER.

ABBREVIATIONS:

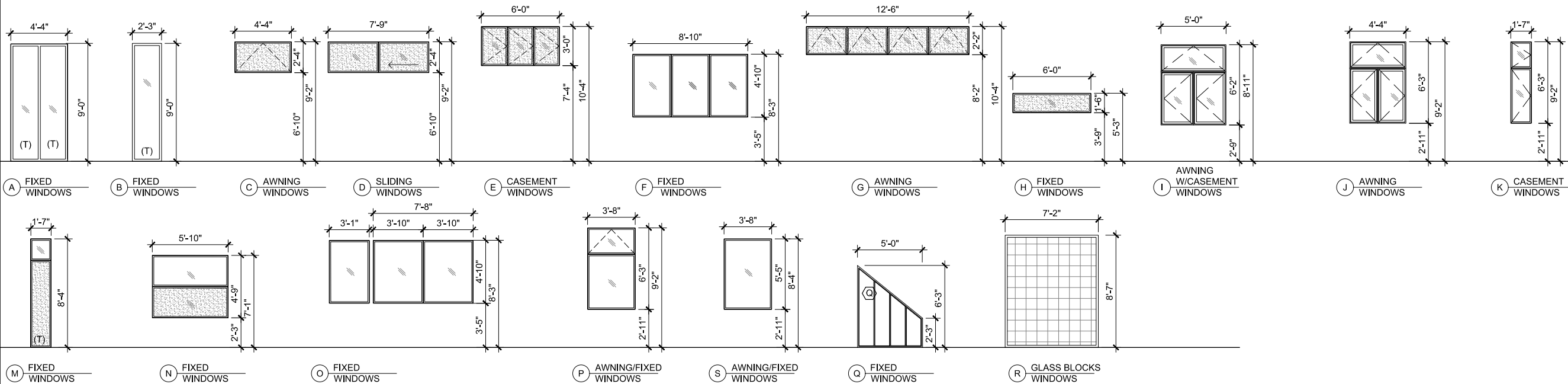
CONSTRUCTION:  
AL ALUMINUM  
HC HOLLOW CORE WOOD  
SC SOLID CORE WOOD  
PN WOOD PANEL  
HM HOLLOW METAL  
ABS LUSTRAN  
MF METAL FRAME  
VY VINYL  
SG SINGLE  
DBL DOUBLE

FINISH:

AC ACRYLIC  
BSS BRUSHED STAINLESS STEEL  
FG FIBERGLASS  
GL GLASS  
PT PAINT  
S STONE  
STL STEEL  
WD WOOD

DOOR RATING:

NR NOT RATE  
R RATED



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ADDITION  
REMODEL  
FOR

472 GREENWICH ST  
SAN FRANCISCO  
CA 94133

BLOCK/LOT: 0078/022



REVISIONS

NO.	DATE	DESCRIPTION
	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
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2	02/17/21	RESPONSE TO PLANNING PCC
3	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE

WINDOW  
SCHEDULES  
& DETAILS

JOB NO: 18-144  
SCALE: AS SHOWN DATE: 08/06/21  
DRAWN BY: YB/SX/DM  
FILE: 18144-A800.dwg  
DRAWING NO: 18 OF  
SHEET NO:

A801

DOOR SCHEDULE

MARK	DOOR															FRAME				FIRE RATING	HDWR.NOTE	SWING	REMARKS
	ROOM #	ROOM NAME	WIDTH	HEIGHT	TYPE	CONSTR.	FINISH	TYPE	CONSTR.	FINISH													
FIRST FLOOR																							
100A	100	GARAGE	3'-0"	7'-0"	a	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	R	SELF-CLOSER& SMOKE SEALED	IN-SWING	MARVIN CONTEMPORARY									
101A	101	TRASH ROOM	5'-0"	6'-8"	f	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	R	SELF-CLOSER& SMOKE SEALED	IN-SWING	MARVIN CONTEMPORARY									
103A	103	FAMILY ROOM	2'-8"	6'-8"	b	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	R	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
103B	103	FAMILY ROOM	7'-5"	8'-6"	i	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	SLIDING	MARVIN CONTEMPORARY									
104A	104	BEDROOM	2'-8"	6'-8"	b	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
104B		CLOSET	6'-0"	6'-8"	c	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	R	BY MANUF	BYPASS SLIDING	MARVIN CONTEMPORARY									
104C	104	BEDROOM	7'-5"	8'-6"	i	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	SLIDING	MARVIN CONTEMPORARY									
105A	105	BATHROOM	2'-6"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	MARVIN CONTEMPORARY									
SECOND FLOOR																							
201A	201	LIVING ROOM	3'-0	7'-0"	a	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	R	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
203A	203	KITCHEN	2'-8"	6'-8"	b	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
204A	204	WC	2'-6"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
205A	205	STUDY	6'-0"	10'-4"	h	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	INWARD	NANAWALL									
205B	205	STUDY	6'-7"	9'-0"	j	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	SLIDING	NANAWALL									
206A	206	BEDROOM	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
206B		CLOSET	2'-8"	6'-8"	d	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
206C		CLOSET	6'-3"	6'-8"	c	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	BYPASS SLIDING	MARVIN CONTEMPORARY									
207A	207	BATHROOM	2'-6"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	MARVIN CONTEMPORARY									
208A	208	HALLWAY	3'-0	7'-0"	a	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	R	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
THIRD FLOOR																							
301A	301	MARTER BEDROOM	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
302A	302	BATHROOM	2'-6"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	MARVIN CONTEMPORARY									
302B			2'-6"	6'-8"	d	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	MARVIN CONTEMPORARY									
303A	303	-	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
304A	304	BATHROOM	2'-6"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	MARVIN CONTEMPORARY									
305A	305	BATHROOM	2'-6"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	MARVIN CONTEMPORARY									
306A	306	BEDROOM	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
306B			5'-9"	9'-0"	l	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	R	BY MANUF	SLIDING	MARVIN CONTEMPORARY									
306C		CLOSET	3'7"	6'-8"	c	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	BYPASS SLIDING	MARVIN CONTEMPORARY									
305A	305	BEDROOM	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
305B		CLOSET	4'-11"	6'-8"	c	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	BYPASS SLIDING	MARVIN CONTEMPORARY									
307A	307	BEDROOM	2'-8"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
307B		CLOSET	3'-8"	6'-8"	c	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	BYPASS SLIDING	MARVIN CONTEMPORARY									
FORTH FLOOR																							
401A	401	LIVING	4'-4"	8'-8"	k	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
401B	401	LIVING	4'-4"	8'-8"	k	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
401C	401	LIVING	4'-4"	8'-8"	k	HC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									
404A	404	WC	2'-6"	6'-8"	b	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	NR	BY MANUF.	IN-SWING	MARVIN CONTEMPORARY									
FIFTH FLOOR																							
501A	501	ROOF	3'-0	7'-0"	e	SC WD W/SG PANEL INSET	PAINTED		WOOD	PAINTED	R	BY MANUF	IN-SWING	MARVIN CONTEMPORARY									

HARDWARE NOTES:

- HINGES TO MATCH DOOR KNOB AND LOCKSET.
- ALL HARDWARE SHALL BE FLUSHED.
- PRIVACY SET DOOR KNOB.
- SINGLE KEYED DEAD BOLT W/ THUMB TURN.
- BY DESIGNER/OWNER.

ABBREVIATIONS:

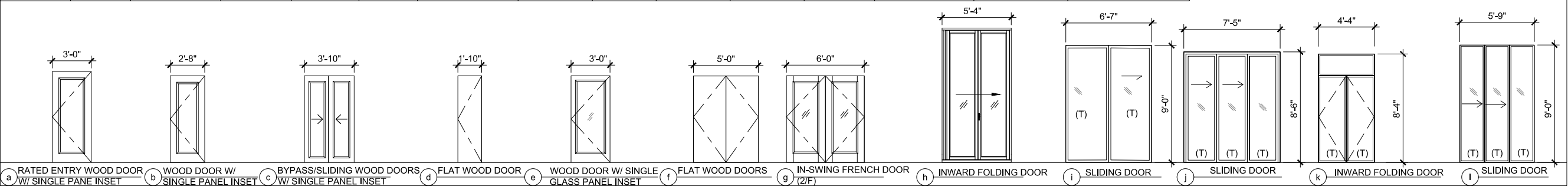
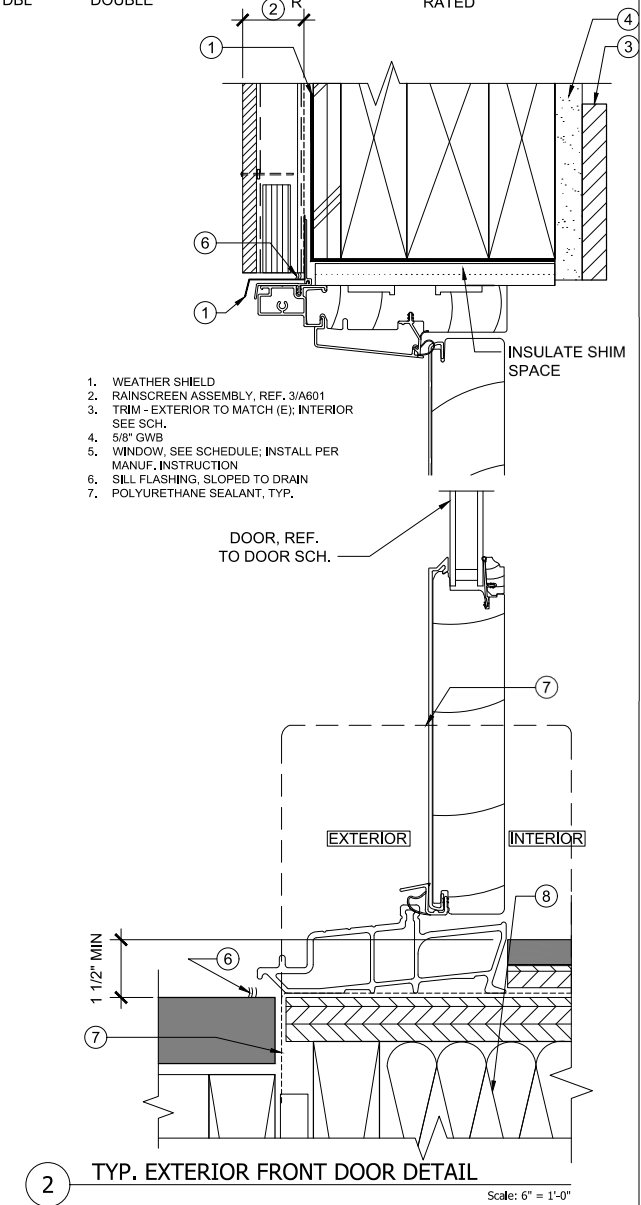
CONSTRUCTION:  
AL ALUMINUM  
HC HOLLOW CORE WOOD  
SC SOLID CORE WOOD  
PN WOOD PANEL  
HM HOLLOW METAL  
ABS LUSTRAN  
MF METAL FRAME  
VY VINYL  
SG SINGLE  
DBL DOUBLE

FINISH:  
AC  
BSS  
FG  
GL  
PT  
S  
STL  
WD

ACRYLIC  
BRUSHED STAINLESS STEEL  
FIBERGLASS  
GLASS  
PAINT  
STONE  
STEEL  
WOOD

DOOR RATING:  
NR  
R

NOT RATE  
RATED



Q - architecture

architecturelandscapeengineeringurbanism

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www.que-arch.com

ADDITION  
REMODEL  
FOR  
472 GREENWICH ST  
SAN FRANCISCO  
CA 94133  
BLOCK/LOT: 0078/022

REVISIONS		
NO.	DATE	DESCRIPTION
1 2 3	12/21/18	PRE-APP MEETING
	07/ /19	PERMIT SUBMITTAL
	06/25/19	RESPONSE TO PLANNING PCC
	07/28/20	RESPONSE TO PLANNING PCC
	02/17/21	RESPONSE TO PLANNING PCC
	06/27/21	RESPONSE TO PLANNING PCC

SHEET TITLE

DOOR  
SCHEDULES  
& DETAILS

JOB NO: 18-144

SCALE: AS SHOWN DATE: 08/06/21

DRAWN BY: YB/SX/DM

FILE: 17139-A800.dwg

DRAWING NO: 19 OF

SHEET NO:

A802



**EXHIBIT**  
**C**

**CEQA Exemption Determination**

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

<b>Project Address</b>		<b>Block/Lot(s)</b>
472 GREENWICH ST		0078022
<b>Case No.</b>		<b>Permit No.</b>
2019-015440ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project proposes a one-story vertical and horizontal addition to an existing two-story over basement, two-unit residential building that is approximately 2,300 square feet in size. The finished two-unit building would be three stories over basement and 4,179 square feet in size. The project would add one car garage and would require approximately 340 cubic yards of excavation. The project includes façade alterations and interior renovations. While the project is not defined as demolition pursuant to Section 317 of the Planning Code, it would represent demolition for the purposes of CEQA as the existing building would be fully illegible following the proposed remodel.</p>		

**STEP 1: EXEMPTION TYPE**

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<input type="checkbox"/>	<b>Other</b> ____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.



**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT****TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Air Quality:</b> 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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> <input type="checkbox"/> <b>Mahe</b> or <input type="checkbox"/> <b>Cortese</b> Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i> <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b>
<input type="checkbox"/>	<b>Transportation:</b> 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or
<input checked="" type="checkbox"/>	<b>Archeological Resources:</b> 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, archeology review is required.
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Don Lewis Planning department staff archaeologist cleared the project with no effects on 11/18/2019.	

**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"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

**Check all that apply to the project.**

<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**Note: Project Planner must check box below before proceeding.**

<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

**Check all that apply to the project.**

<input checked="" type="checkbox"/>	<p>1. <b>Reclassification of property status.</b> (Attach <i>HRER Part I</i>)</p> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Reclassify to Category A  a. Per HRER 05/04/2020  b. Other (specify): Reclassified as a contributor to a potential eligible historic district </div> <div> <input type="checkbox"/> Reclassify to Category C  (No further historic review) </div> </div>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input checked="" type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required): See analysis in attached HRER Part II
<input checked="" type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Jonathan Vimr	

## STEP 6: EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Jonathan Vimr
		08/12/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p>		



## 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

### 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 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

**Planner Name:**

**Date:**



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

Record No.: 2019-015440ENV  
Project Address: 472 Greenwich Street  
Zoning: RH-3 (Residential-House, Three Family) Zoning District  
40-X Height and Bulk District  
Block/Lot: 0078/022  
Staff Contact: Jonathan Vimr – 415.575.9109  
Jonathan.vimr@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PART I: HISTORIC RESOURCE EVALUATION

#### PROJECT SPONSOR SUBMITTAL:

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

- ☒ Historic Resource Assessment Form (HRA)  
☐ Consultant-prepared Historic Resource Evaluation (HRE)

Prepared by: William Kostura, Historic Resource Assessment (May, 2019)

#### BUILDINGS AND PROPERTY DESCRIPTION:

- **Neighborhood:** North Beach
- **Date of Construction:** 1906
- **Construction Type:** Wood-Frame
- **Architect:** Righetti & Kuhl
- **Builder:** Joseph Maciano
- **Stories:** Two Over Basement
- **Roof Form:** Flat
- **Cladding:** Horizontal Wood; Stucco
- **Primary Façade:** Greenwich Street (South)
- **Visible Facades:** South and West elevations

#### EXISTING PROPERTY PHOTO / CURRENT CONDITION:



Sources: Google Maps, 2019

#### PRE-EXISTING HISTORIC RATING / SURVEY

- ☐ Category A – Known Historic Resource, per: \_\_\_\_\_
- ☒ Category B – Age Eligible/Historic Status Unknown
- ☐ Category C – Not Age Eligible / No Historic Resource Present, per: \_\_\_\_\_

**Adjacent or Nearby Historic Resources:** ☐ No ☒ Yes: Pending North Beach Historic Context  
Statement and historic survey (discussed below)

**CEQA HISTORICAL RESOURCE(S) EVALUATION:****Step A: Significance**

Individual Significance	Historic District/Context Significance
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
<b>Criterion 1 - Event:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Criterion 1 - Event:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Criterion 2 - Persons:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Criterion 2 - Persons:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Criterion 4 - Architecture:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Criterion 3 - Architecture:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Criterion 4 - Info. Potential:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Criterion 4 - Info. Potential:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Period of Significance:</b>	<b>Period of Significance: 1906-1941 (under review)</b>
	<input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor <input type="checkbox"/> N/A

**Analysis:**

According to the Historic Resource Assessment, documentation contained in the pending North Beach Historic Context Statement ("HCS", currently under review by the Department) and information found in the Planning Department files, the subject property contains a two-story-over-basement, wood-frame, multi-unit residence constructed in 1906. The subject property was part of the post-earthquake and fire reconstruction of North Beach, which most intensively occurred between 1906-1915. Though associated with this development, 472 Greenwich is not individually representative of this period or pattern of history (Criterion 1). None of the owners or occupants have been identified as rising to the level of individual significance. (Criterion 2).

The vernacular style building was designed by the local firm Righetti & Kuhl, who according to the HCS designed 36 structures in North Beach from 1906-1908. Twenty-six of that sum were flats, with Romeo flats being the predominant typology. Most of their designs were multi-story, multi-bay apartment buildings with highly ornamented facades and detailing typical of the period. Relative to these designs and others completed outside of North Beach by Righetti & Kuhl, 472 Greenwich is not a notable example of their work as it is not architecturally distinguished. The building has had its base overlaid with stucco and most of its historic windows replaced, additionally, while not confirmed, likely had some degree of trim/millwork that has been removed from the façade. As such the building does not appear to be individually eligible for architecture (Criterion 3). Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is outside the boundaries of the original North Beach survey conducted in the early 1980s, but is within the general survey area analyzed in the pending HCS. While survey findings, boundaries, themes, and character-defining features have yet to be finalized as part of the review of this

HCS, the Department is confident that such boundaries would include this stretch of Greenwich Street within a broader and yet to be finalized North Beach historic district. Based on the information currently available, such a district would appear to be eligible for listing in the California Register under Criterion 1 (Events) for its association with the nearly wholesale reconstruction of North Beach following the great earthquake and fire, under Criterion 2 for various individuals that have significantly contributed to the history of the neighborhood and San Francisco at large, and under Criterion 3 (Architecture) as a highly cohesive collection of Classical and other Period Revival styles as well as more strictly vernacular residential buildings constructed in the first half of the 1900s.

While the North Beach HCS is currently under review, this analysis assumes that the period of significance (POS) for the historic district is 1906-1941, the POS determined in the 1980s North Beach survey. While the Department acknowledges that the POS will likely be extended, the currently POS includes 1906-1915, the most intensive period of reconstruction following the earthquake and fire and the period in which Righetti & Kuhl designed 36 buildings in North Beach. The subject property is considered to be a contributor to the eligible expanded North Beach Historic District because it fits within the period of significance and exhibits a vernacular architectural style consistent with that found throughout the district from a firm well associated with the early reconstruction of the neighborhood.

**Step B: Integrity****The subject property has retained or lacks integrity from the period of significance noted in Step A:**

<b>Location:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Association:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

**Analysis:**

In order to be determined eligible for the CRHR, the subject building must be found to retain sufficient integrity to convey its historic significance as a district contributor under Criteria 1, 2, and 3. Although the building has been subject to a variety of alterations, most notably the application of stucco cladding at the ground floor and replacement of various windows, these do not rise to the level of significant diminishment of its integrity of design, workmanship, setting, or materials. This is aided by the fact that the structure appears to retain its historic, recessed entry, scale and massing, projecting bays, and roof form. Therefore, the subject building retains integrity and is a historic resource contributory to a historic district eligible for the CRHR under Criteria 1, 2, and 3.

**Step C: Character Defining Features****The character-defining features of the subject property include the following:**

The subject building's character-defining features that retain enough integrity to convey its significance are:

- Two-story over basement massing
- Projecting bay window at front; two projecting bays at visible west elevation
- Recessed entry with mosaic tile landing
- Horizontal wood cladding
- Restrained, proportional fenestration pattern typical of reconstruction-era North Beach buildings
- Simple wood cornice capping the front façade
- Terrazzo-clad stairs (not original but have acquired their own significance)

**CEQA HISTORIC RESOURCE DETERMINATION:**

- ☐ Individually-eligible Historical Resource Present
- ☒ Contributor to an eligible Historical District / Contextual Resource Present
- ☐ Non-contributor to an eligible Historic District / Context / Cultural District
- ☐ No Historical Resource Present

**NEXT STEPS:**

- ☒ HRER Part II Review Required
- ☐ Categorically Exempt, consult:
  - ☐ Historic Design Review
  - ☐ Design Advisory Team
  - ☐ Current Planner

**PART I: PRINCIPAL PRESERVATION PLANNER REVIEW**

Signature: \_\_\_\_\_  
Allison Vanderslice, *Principal Preservation Planner*  
CEQA Cultural Resources Team Manager, Environmental Planning Division

Date: \_\_\_\_\_

**CC:** Samantha Updegrave, Planner  
Claudine Asbagh, Northeast Team Leader, Current Planning Division



## HISTORIC RESOURCE EVALUATION RESPONSE

**Record No.:** 2019-015440ENV  
**Project Address:** 472 GREENWICH ST  
**Zoning:** RH-3 (Residential-House, Three Family) Zoning District  
Telegraph Hill - North Beach Residential Special Use District  
40-X Height and Bulk District  
**Block/Lot:** 0078/022  
**Staff Contact:** Jonathan Vimr - 628-652-7319  
Jonathan.Vimr@sfgov.org

### Part II: Project Evaluation

Proposed Project:	Per Drawings Dated:
<input checked="" type="checkbox"/> <b>Demolition / New Construction</b> <input type="checkbox"/> <b>Alteration</b>	August 6, 2021

#### PROJECT DESCRIPTION

- Demolition of the existing 2,840 square-foot, two-unit residential building
- Replacement with a 4,179 square-foot, two-unit residential building
- Provision of driveway and one off-street parking space
- Installation of roof deck with penthouse for access
- New structure will be one story taller than the existing, with a horizontal addition at the rear

#### DISTRICT COMPATIBILITY ANALYSIS

##### The proposed project's conformance with the District's Character-Defining Features:

The proposed project represents demolition of a single, existing building that is not an individually eligible property but is considered contributory to the potential eligible North Beach Historic District. Please note that as indicated in the HRER Part 1 the North Beach Historic Context Statement (HCS) remains in draft form and has not yet been reviewed, finalized, or adopted by the Historic Preservation Commission nor have its findings—such as district boundaries—been finalized or adopted.

Although differentiated, the replacement structure appears to also be compatible with the traditional characteristics of other contributory buildings throughout the potential district. It is three stories above basement in height with a roofline slightly lower than its upsloping neighbor on a block that does not have a consistent pattern of stepped buildings. The primary entry at the front façade is prominent and well recessed, with a rectilinear opening to subtly differentiate it from the arched entry openings seen in various nearby structures. Masonry cladding is utilized to delineate the base of the building, which is otherwise clad in a cementitious plaster material akin to stucco (the two materials appear effectively identical to one another, with slight distinctions in composition). Though not as



ubiquitous as painted wood, stucco can be seen throughout the potential district and is the second most common cladding material within the expanded as well as 1980s North Beach survey area. Fenestration at the front façade is sufficiently reserved, with proportions similar to those of surrounding buildings and the use of windows mimicking the fenestration and configurations of adjacent buildings and others in the vicinity. These new windows will be composed of aluminum-clad wood, which matches the profiles and appearance of a wood window with a thin layer of painted metal at the exterior of the frame/sash. Finally, the upper levels of the new building's front façade would be defined by an angled bay window, reflecting the presence of such a bay at the front of the existing structure as well as one of the district's most emblematic architectural features. A simple unadorned cornice will provide an architectural cap for the new structure without recreating historic detailing from other buildings or creating a false sense of historical development, as is true throughout the design. A small deck and stair penthouse are proposed for the roof but will be more than 20' setback from the front of the building and will be minimally, if at all, visible from the surrounding streets.

The only other visible elevation is the western side, which can at least partially be seen from the street. While more heavily fenestrated than typical for side elevations within the potential district and lacking any light wells, it is a secondary elevation that nonetheless would incorporate an appropriate cladding material and awning, casement, and fixed windows that are largely consistent with what is found in the vicinity. This is particularly true for the one-over-one windows seen at the front end of the western elevation, which will have the most visibility from the street. The east (side) and north (rear) elevations will have no visibility from the surrounding public right-of-way, with the cementitious plaster cladding being continued throughout and a more modern architectural treatment proposed at the non-visible rear elevation.

See **Cumulative Impacts Analysis** comments for additional information.

## PROJECT DETERMINATION

Based on the Historic Resource Evaluation in Part I, the project's scope of work:

- ☐ **Will** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will** cause a significant adverse impact to a **historic district / context** as proposed.
- ☐ **Will not** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☒ **Will not** cause a significant adverse impact to a **historic district / context** as proposed.

## PROJECT IMPACT ANALYSIS

The 1982 North Beach historic and cultural resources survey identified each of the approximately 1,100 buildings located within the survey's boundaries, which emanated out in all directions from its rough center at Washington Square Park. A total of four (4) historic districts were found to be present within these original boundaries: the Upper Grant Avenue, Washington Square and Powell Street Shops historic districts, and then the Jackson Square Historic District Extension. As proposed, the survey area for the draft North Beach HCS would include the entirety of the 1982 survey alongside slight extensions to the west and more substantial expansion to the east, thereby adding hundreds more parcels spread across all or part of approximately 22 additional blocks. While no findings have been made and the draft HCS has yet to be reviewed, finalized, or adopted by the Historic Preservation Commission, the community group sponsoring the HCS has indicated their belief that a new, expanded North Beach Historic District could represent the entirety of this expanded survey area, with almost all properties within it being contributory.

Although the project at 472 Greenwich Street would result in the demolition of a district contributor, given the size of the potential North Beach Historic District (however its final boundaries may be drawn) and its potential period of significance (1906-1965) the district would appear to include at least hundreds of properties, the large majority of which would likely be considered contributors. The removal of one of hundreds of contributing properties would not result in an adverse impact resulting in material impairment to the district. Additionally, the replacement structure is differentiated from but largely compatible with the character of its immediate vicinity and the broader potential district and therefore, the new construction would also not have an impact on the potential district.

### **CUMULATIVE IMPACTS ANALYSIS**

The geographic scope, or cumulative study area, for cumulative historic resource impacts includes the project site, the 1982 North Beach survey area, and the expanded survey area seen in the draft North Beach HCS.

Staff finds that demolition of 472 Greenwich and construction of the proposed project would not result in a cumulative impact to the potential eligible North Beach Historic District as the overall integrity of the district would not be impacted by demolition of a single contributor among hundreds. This is even more so true given that the new construction will be compatible overall in terms of massing, material and proportions and reflects various character-defining features such as an angled bay window, a cornice (albeit differentiated), and a prominent recessed entry.

While the expanded North Beach survey has yet to finalize findings such as the boundaries of a potential district or said district's period of significance, it is currently anticipated that the boundaries will cover some, if not all of the expanded survey area, and that the period of significance could be 1906-1965. Although district boundaries and contributors and non-contributors have not been finalized, the Department has generally found that projects in the study area subject to historic resource review have conformed with the Standards. Furthermore, since 2010 there has only been two (2) demolitions of what would appear to have been contributory buildings within the expanded survey area. This includes demolition of the North Beach Branch public library at the former, northeasterly intersection of Columbus Avenue and Mason Street as part of the construction of a new library facility and related improvements to the North Beach Playground (aka the Joe DiMaggio Playground) as well as demolition and replacement of the one-story restroom facility at the northwesterly corner of Washington Square Park. The latter demolition required and obtained a Certificate of Appropriateness from the Historic Preservation Commission (HPC Motion No. 0193). Of the active Planning cases within the cumulative study area there are three (3) demolition projects pending or undergoing review, including the subject project, and nine (9) alteration projects undergoing review. At this time all the alteration projects would appear to generally meet the Secretary of the Interior's Standards.

Given the very limited number of demolitions of potentially contributory properties, and that most or all pending alteration projects within the expanded survey area will comply with the Secretary of the Interior's Standards, Planning Department preservation staff did not identify a cumulative impact to the historic district.

## **PART II: Principal Preservation Planner Review**

Signature: Allison Vanderslice

Date: August 11, 2021

Allison Vanderslice, *Principal Preservation Planner*  
CEQA Cultural Resources Team Manager, Environmental Planning Division

### **HRER PART II ATTACHMENTS:**

- ☒ Architectural Plans, dated: August 6, 2021
- ☒ HRA / Supplemental, dated: May, 2019
- ☒ HRER Pt.1, finalized date: May 4, 2020



## LAND USE INFORMATION

PROJECT ADDRESS: 472 GREENWICH STREET  
RECORD NO.: 2019-015440CUA

**EXHIBIT**  
**D**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	269	269
Residential GSF (conditioned space)	1,673	3,647	1,974
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	396	576	180
Public Open Space	0	0	0
Other (unconditioned space)	637	532	-105
TOTAL GSF	2,310	4,179	1,869
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	2	0	2
Dwelling Units - Total	2	0	2
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	1	4
Parking Spaces	0	1	1
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	1	1	0
Three Bedroom (or +) Units	1	1	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

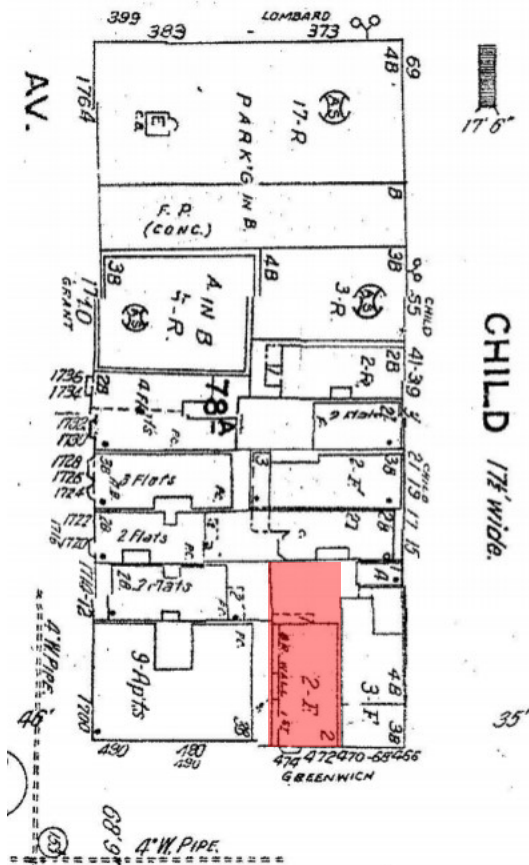
# EXHIBIT E



**SAN FRANCISCO  
PLANNING DEPARTMENT**



# Sanborn Map\*



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

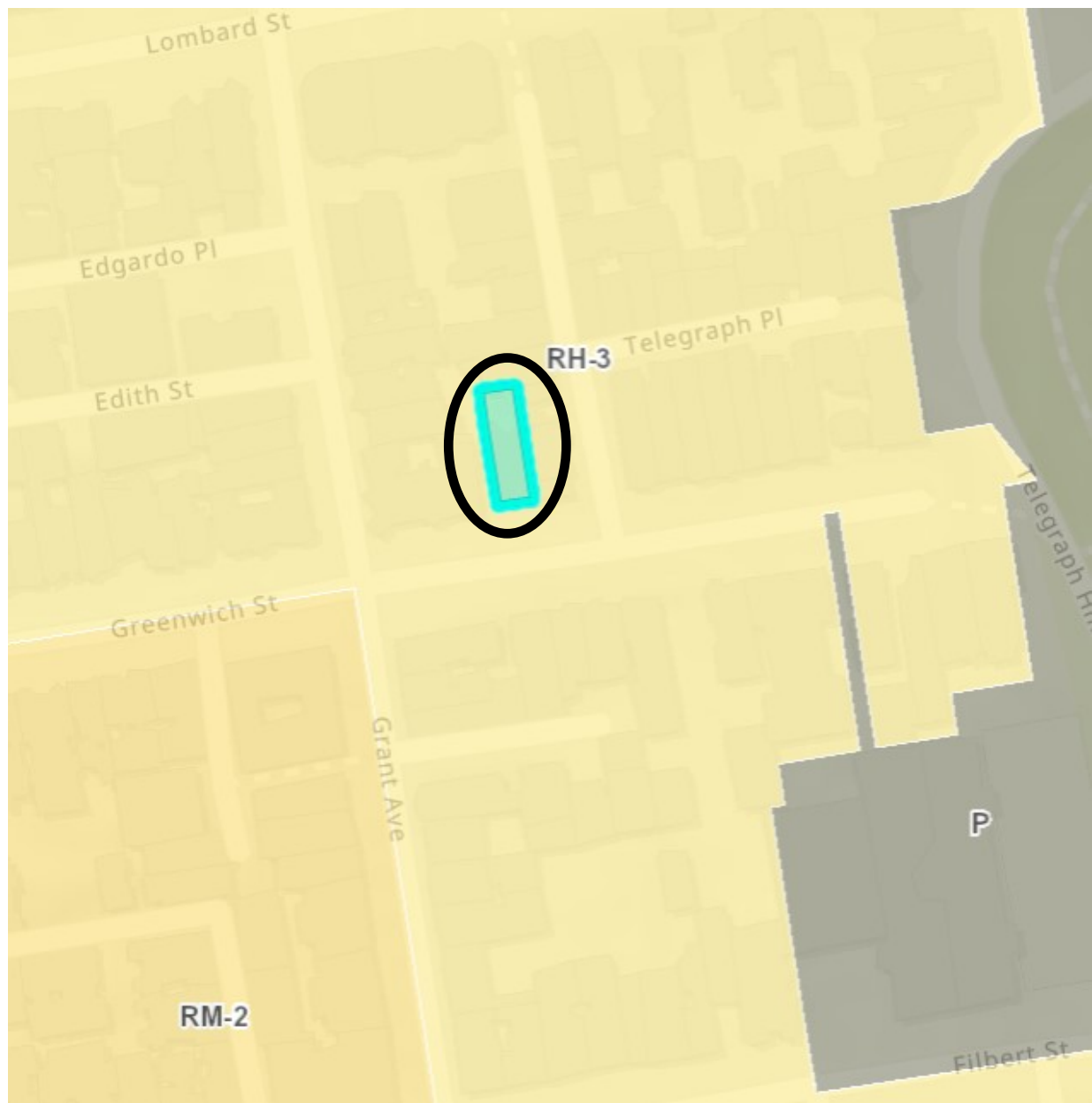


Conditional Use Authorization  
Case Number 2019-015440CUA  
472 Greenwich Street

# Aerial Photo



# Zoning Map



Conditional Use Authorization  
Case Number 2019-015440CUA  
472 Greenwich Street



# Site Photo



Conditional Use Authorization  
Case Number 2019-015440CUA  
472 Greenwich Street

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**EXHIBIT  
F**

Property Address: 472 Greenwich Street  
Block/Lot: 0078/022  
Building PA #: 201908068024  
Planning Record #: 2019-015440PRJ

April 23, 2021

**RE: AFFIDAVIT FOR GARAGE ADDITION**

Jonathan,

Pursuant of the San Francisco Planning Code Section 249.49(c)(2), I hereby attest the proposed new garage addition meets the following:

- (1) The proposed garage opening/addition of off-street parking will not cause the elimination or reduction of ground-story retail or commercial space;
  - This block is a entirely residential and the subject property has no retail or commercial space on the ground story.
- (2) the proposed garage opening/addition of off-street parking will not eliminate or decrease the square footage of any dwelling unit;
  - The garage is in place of an existing, inhabitable crawlspace.
- (3) (3) the building has not had two or more evictions within the past 10 years, with each eviction associated with a separate unit(s)

Regards,



Dawn Ma, PE, M.Arch.  
Principal  
Q-Architecture, Inc.  
[dma@que-arch.com](mailto:dma@que-arch.com)  
415-695-2700

# Rent Board Response to Request from Planning Department for Eviction History Documentation 472 Greenwich Street

Re: \_\_\_\_\_

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☐ 12/10/13  
☐ 03/13/14  
☒ 10 years prior to the following date: 8/19/21

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13  
☐ 03/13/14  
☐ 10 years prior to the following date: \_\_\_\_\_  
    ○ See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☐ 12/10/13  
☐ 03/13/14  
☒ 10 years prior to the following date: 8/19/21

Yes, there are other Rent Board records evidencing a an eviction after:

- ☐ 12/10/13  
☐ 03/13/14  
☐ 10 years prior to the following date: \_\_\_\_\_  
    ○ See attached documents.

Signed: 

Dated: 8/24/2021

Jennifer Rakowski  
Rent Board Supervisor

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.