



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 3, 2011

**Continued from January 27, 2011 Hearing**

*Date:* January 27, 2011  
*Case No.:* **2010.0758D**  
*Project Address:* **454 Greenwich Street**  
*Permit Application:* 2008.0616.4558  
*Zoning:* RH-3 (Residential House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0078/010  
*Project Sponsor:* Tim Kennedy  
454 Greenwich Street  
San Francisco, CA 94133  
*Staff Contact:* Aaron Hollister – (415) 575-9078  
[aaron.hollister@sfgov.org](mailto:aaron.hollister@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes a one-story horizontal extension to the existing partial third floor of a single-family residential structure. The horizontal extension would push the third floor approximately 24 feet closer to the Greenwich Street frontage and would leave an approximate 10-foot setback from the front of the building. A new roof deck is also proposed and would be situated on the roof of the newly configured third floor. An interior remodel, window replacement and stucco replacement would also occur under the project.

### SITE DESCRIPTION AND PRESENT USE

The site is a mid-block, through lot with frontages on Greenwich Street and Telegraph Place and measures approximately 17 feet wide by 70 feet deep. The subject three-story structure occupies the entire area of the lot and contains a single-family residential dwelling unit with two off-street parking spaces. The subject structure was constructed in 1928 and has been determined to be an historic resource by the Department.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located on the western slope of Telegraph Hill, which tends to be residential in nature and features a variety of multi-story, multi-dwelling unit buildings with varying architectural styles. Pioneer Park and Coit Tower are located one-half block to the east of the project. The subject block slopes downhill from east to west and primarily contains three to four-story, multi-family residential buildings. No predominant architectural style or development patterns are present on the subject block.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 19, 2010 – August 18, 2010	August 18, 2010	January 27, 2011*	169 days**

\*Hearing continued to February 3, 2011 to allow for adequate site posting.

\*\*The DR hearing date was the first available date for DR requestor, project applicant and staff.

### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 24, 2011	January 24, 2011	10 days*
Mailed Notice	10 days	January 24, 2011	January 14, 2011	20 days*

\*Hearing continued to February 3, 2011 to allow for adequate site posting.

### PUBLIC COMMENT

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

In addition to the DR application, staff has received a phone call from a neighbor located directly to the west and adjacent to the subject property and from a neighbor located directly across Telegraph Place, both in opposition of the project.

### DR REQUESTOR

Mark Becker, owner of 448 Greenwich Street/34 Telegraph Place, located directly east and adjacent to the project.

### DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated August 18, 2010.

### PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor did not submit a response to the DR application.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet). A Categorical Exemption Certificate was issued on December 18, 2009.

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team has reviewed the request for Discretionary Review and has found that the project does not create exceptional or extraordinary adverse impacts to light, air or privacy as claimed by the DR requestor.

**Light, Air and Views.** Impacts to light are found to not be exceptional or extraordinary due to the solar orientation of the DR requestor's third floor roof deck and third story. The DR requestor's third floor roof deck and third story have direct southern exposure and are expected to continue to maintain mid-day light reception. Private views are not protected under the Planning Code.

Furthermore, the project would be keeping in scale and height of the structures in the vicinity, and by respecting the scale of the vicinity, the project would not adversely affect neighboring properties' reception of light and air. With the exception of the subject property and the DR requestor's property, most of the structures on the subject and opposite block are developed with a minimum of a full, three-story building.

The horizontal extension has also been set-back approximately 10 feet from the front of the subject building. The 10-foot setback is anticipated to make the extension minimally visible (or not visible) when viewed from nearby public rights-of-way and would provide massing relief from the front of the building, thereby reducing potential loss of light and air to buildings on the opposite block face of Greenwich Street.

**Privacy.** Impacts to privacy concerns are found not to be exceptional or extraordinary. Privacy concerns are within the acceptable tolerances to be expected when living in a dense urban environment such as San Francisco. Roof decks can be commonly found on buildings throughout San Francisco, as well as the Telegraph Hill area.

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

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

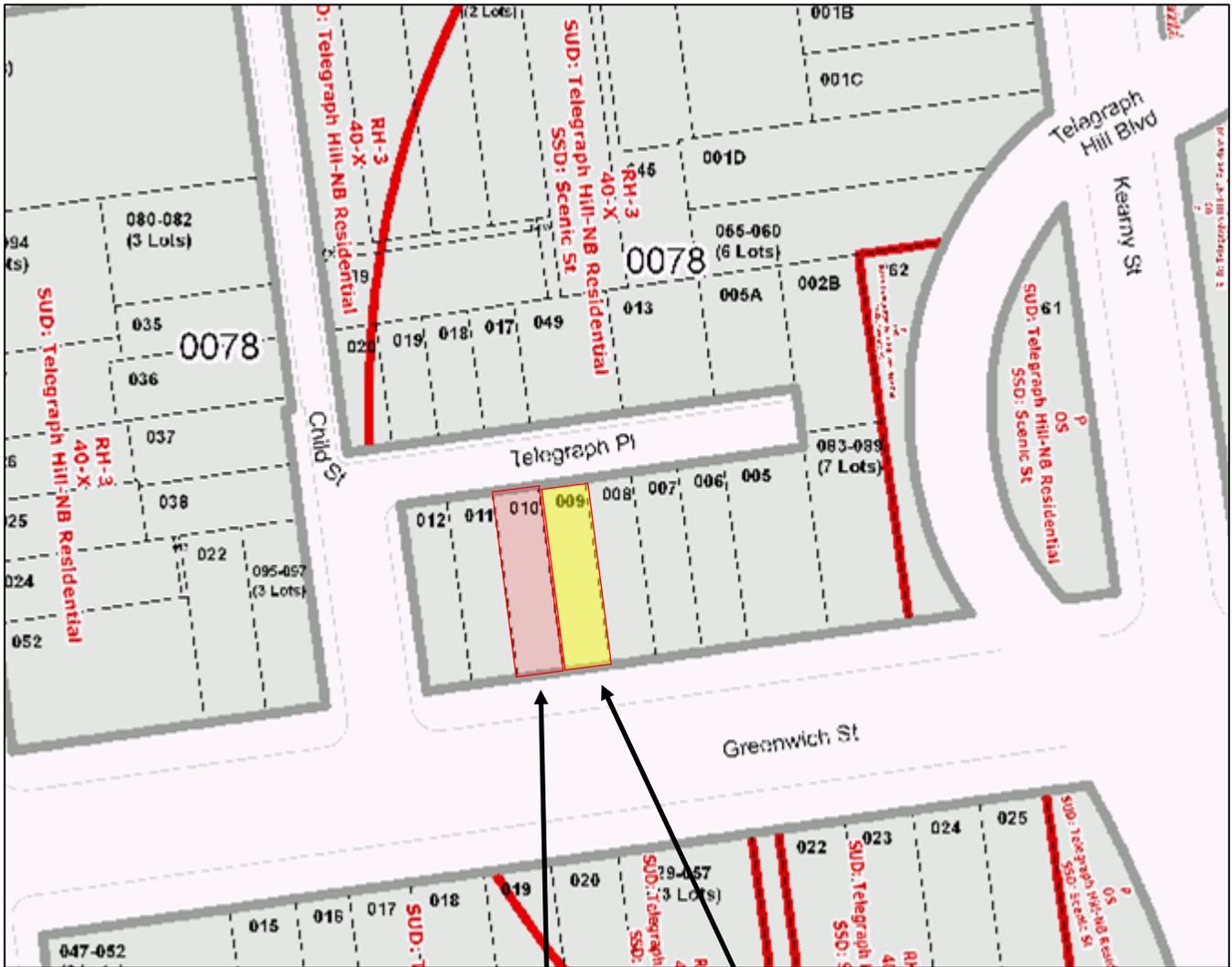
Story Pole Photographs

Categorical Exemption Certificate, dated December 18, 2009

Section 311 Notice  
DR Application  
Reduced Plans

*AJH: G:\DOCUMENTS\Projects\DR\454 Greenwich Street\454 Greenwich Street Abbreviated DR Analysis.doc*

# Parcel Map

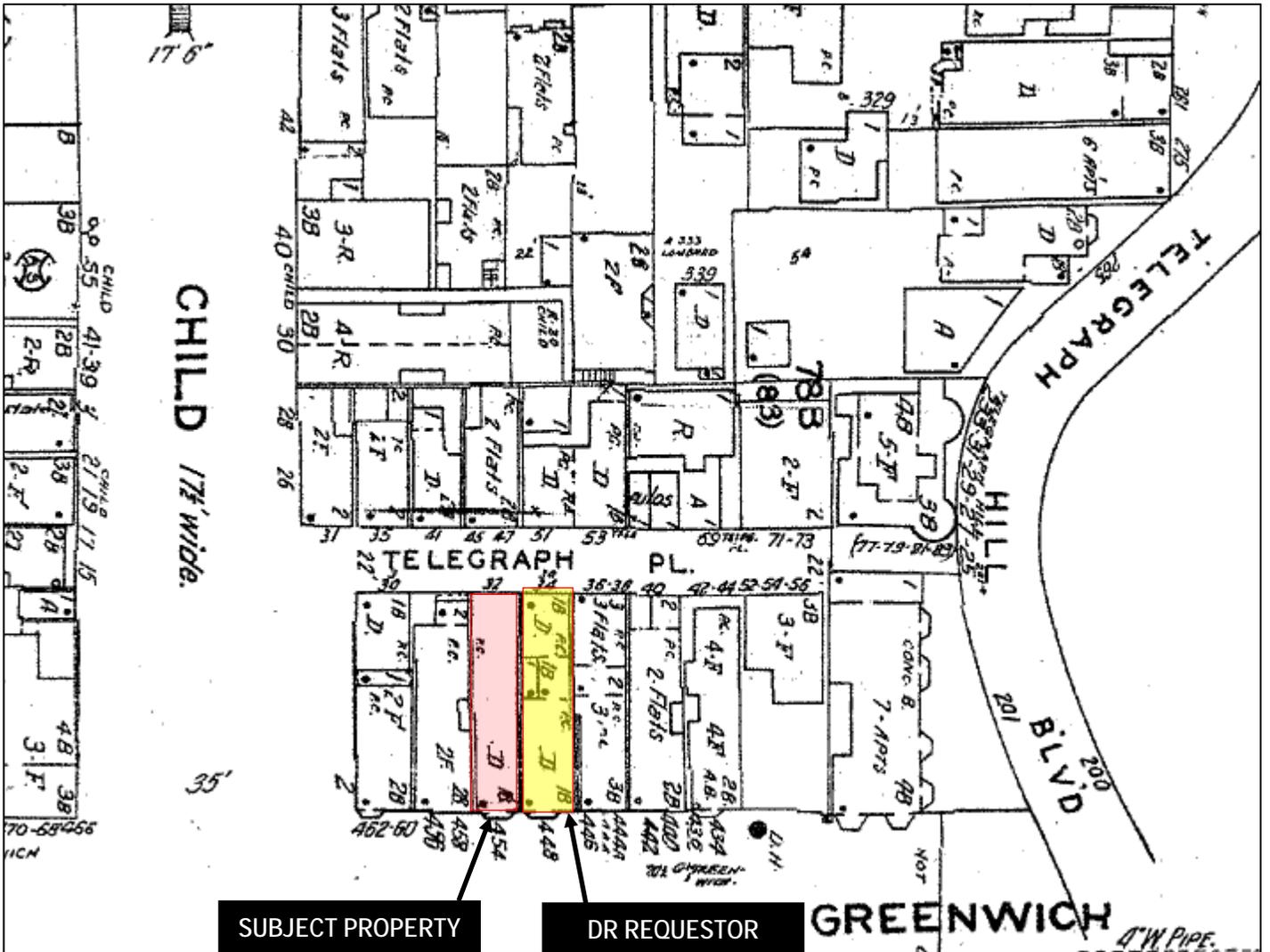


**SUBJECT PROPERTY**      **DR REQUESTOR**



Discretionary Review  
**Building Permit No. 2008.0616.4558**  
**Case Number 2010.0758D**  
454 Greenwich Street

# Sanborn Map\*

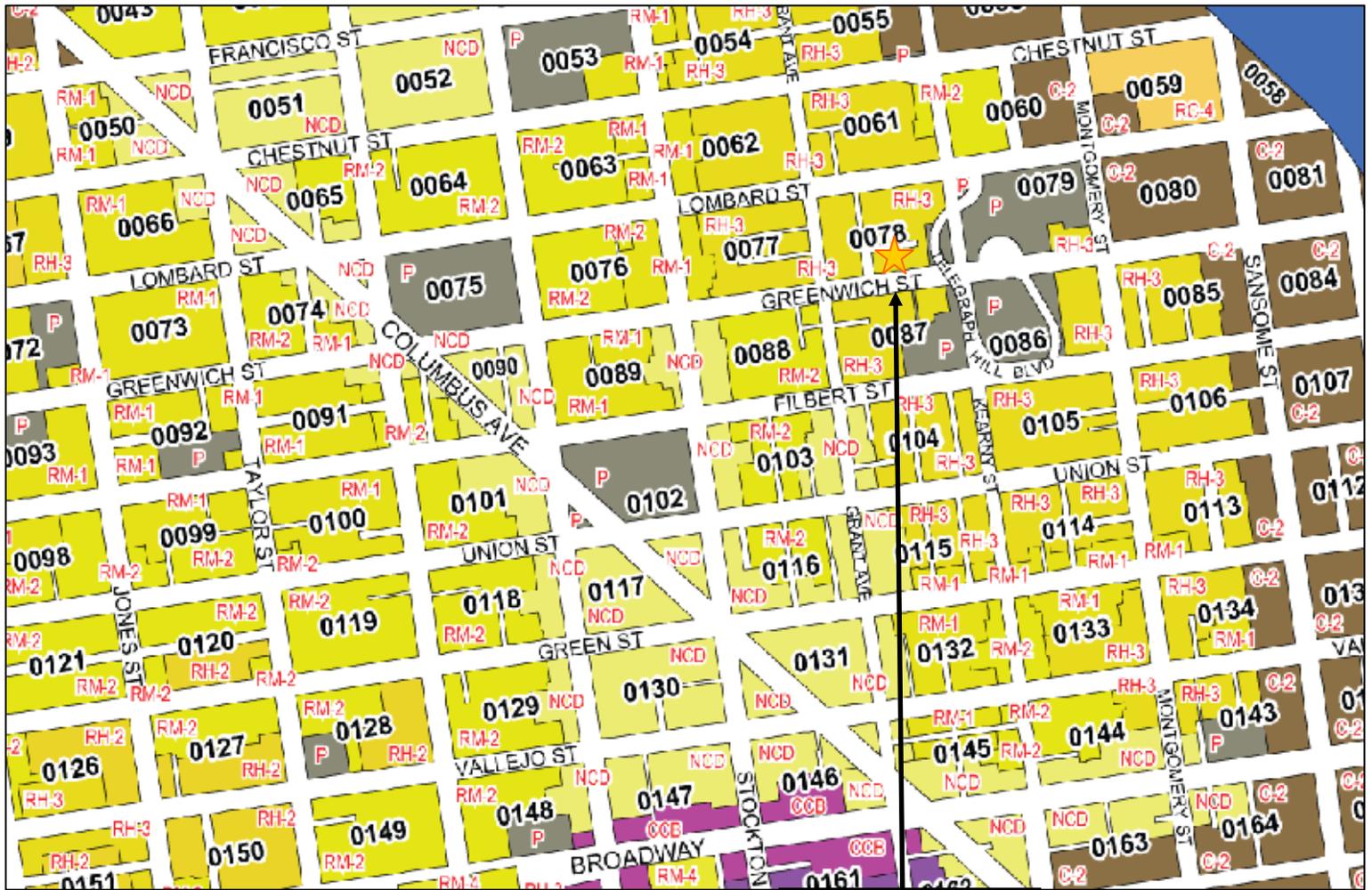


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review  
 Building Permit No. 2008.0616.4558  
 Case Number 2010.0758D  
 454 Greenwich Street

# Zoning Map



**SUBJECT PROPERTY**



Discretionary Review  
Building Permit No. 2008.0616.4558  
Case Number 2010.0758D  
454 Greenwich Street

# Aerial Photo



SUBJECT PROPERTY

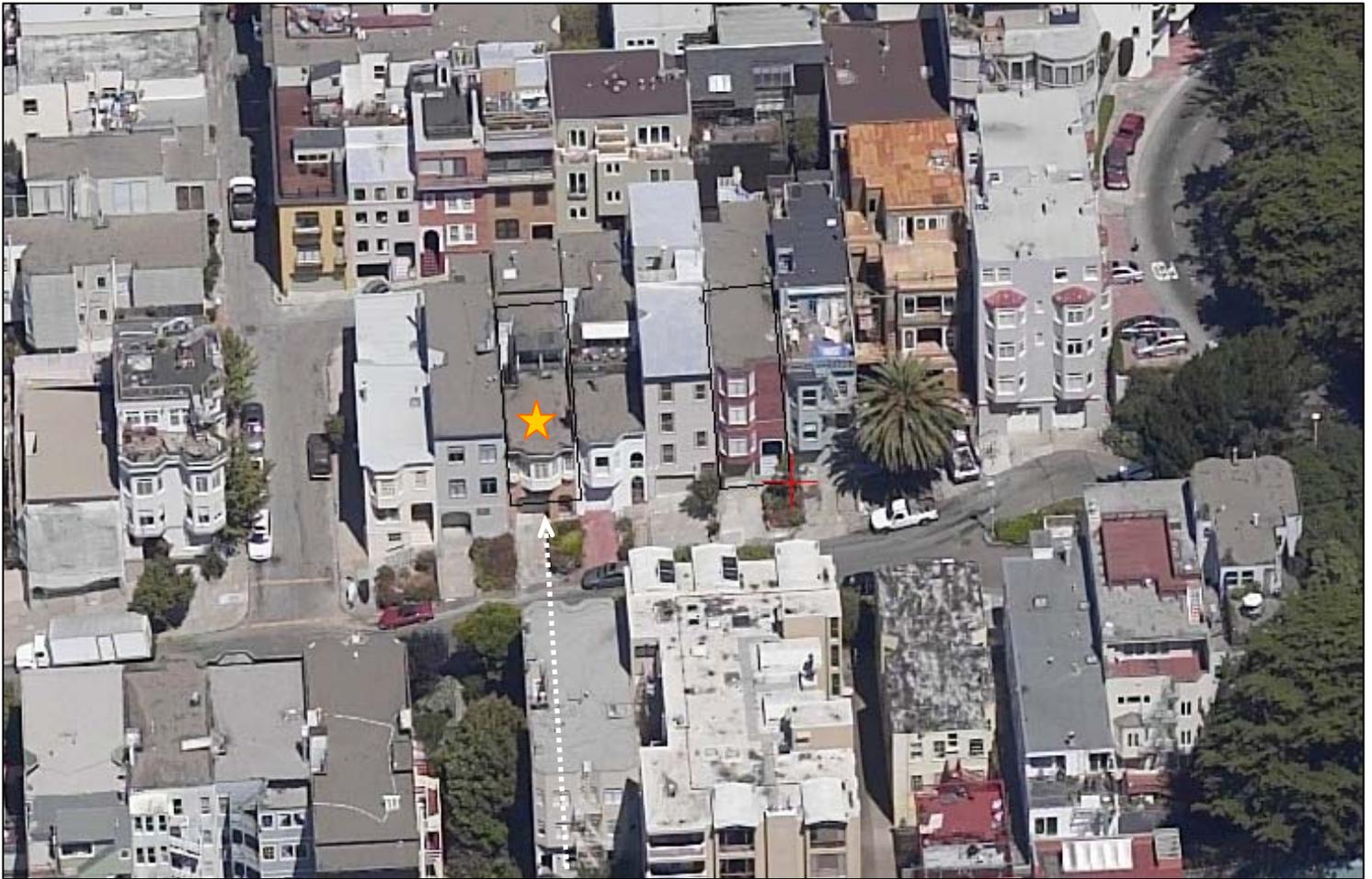
DR REQUESTOR



Discretionary Review  
**Building Permit No. 2008.0616.4558**  
**Case Number 2010.0758D**  
454 Greenwich Street

# Aerial Photo

North-Facing



SUBJECT PROPERTY



Discretionary Review  
**Building Permit No. 2008.0616.4558**  
**Case Number 2010.0758D**  
454 Greenwich Street

# Aerial Photo

South-Facing



SUBJECT PROPERTY



# Aerial Photo

East-Facing



SUBJECT PROPERTY



Discretionary Review  
**Building Permit No. 2008.0616.4558**  
**Case Number 2010.0758D**  
454 Greenwich Street

# Subject Block Face

Viewed from Street-Level



SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review  
**Building Permit No. 2008.0616.4558**  
**Case Number 2010.0758D**  
454 Greenwich Street

# Horizontal Extension Story Pole Mock-Up

Viewed Downhill (from east to west) at Most Visible Point



Discretionary Review  
**Building Permit No. 2008.0616.4558**  
**Case Number 2010.0758D**  
454 Greenwich Street



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

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

Case No.: 2008.1169E  
Project Title: 454 Greenwich Street  
Zoning: RH-3 (Three-Family Residential)  
Height and Bulk: 40-X  
Block/Lot: 0078/010  
Lot Size: 1,200 square feet  
Project Sponsor: Tim Kennedy, (415) 517-0741  
Staff Contact: Brett Bollinger, (415) 575-9024  
brett.bollinger@sfgov.org

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PROJECT DESCRIPTION:

An environmental exemption stamp was issued on November 13, 2008 for this property. Prior to any discretionary approvals by the Planning Department, the project changed and new historical information was received. Based on revised plans dated June 2009, the proposed project involves the expansion of the existing third floor of a 2,953 gross square feet (gsf) single-family building by constructing a 373 sq. ft. horizontal addition. The proposed project would result in a total of 3,326 gsf and would maintain the structure's existing height of 32'-10". The 1,200 sq. ft. project site is located in the Telegraph Hill residential neighborhood, mid-block on the north side of Greenwich Street, between Telegraph Hill Boulevard (disconnected) and Child Street.

### EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

### REMARKS:

See reverse side.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO  
Environmental Review Officer

Date

cc: Tim Kennedy, Project Sponsor  
Supervisor David Chiu, District 2  
A. Hollister, M. Luellen, A. Threadgill, Planning Dept.  
B. Skrondal, Historical Address File

V. Byrd, Bulletin Board and Master Decision File  
Exemption/Exclusion File  
Historical Preservation Distribution List

**REMARKS:***Historical Resources:*

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 454 Greenwich Street is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,<sup>1</sup> the property is classified as Category B, a potential historic resource at least 50 years of age, until further research and analysis is completed.<sup>2</sup>

In a memorandum dated November 25, 2009, Planning Department preservation staff determined that the building on the subject property is an historical resource.<sup>3</sup> As described in the memorandum, 454 Greenwich Street appears eligible for listing on the California Register under criterion 1 (events) and criterion 3 (architecture) as contributory to a potential North Beach residential historic district. The subject building was constructed in 1928, which is within the period of significance of neighborhood development, social history, and Italian-American ethnic heritage of North Beach as established by the North Beach context statement and ethnographic research. Because of the close-knit Italian-American cultural ties, a narrow range of building types was produced among the residential areas of North Beach. Built of consistent sizes and scales using consistent methods and materials, characterized by two- and three-story wood-framed houses and flats with ornamentation derived from Early Twentieth Century Revival architectural styles, the subject building embodies distinctive characteristics of a type and period of construction within the context of a potential historic district. As described in the memorandum, not only has the subject property been found significant under California Register criteria 1 and 3, the existing building site retains much of its original integrity with respect to location, design, workmanship, setting, feeling and materials.

After determining that a property is an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of the historical resource. The Planning Department preservation staff determined that the proposed alteration and addition would not cause a substantial adverse change in the significance of the historical resource such that the significance of the resource would be materially impaired, including off-site historical resources or the potential historic district.

The features of the existing property that define its character are: the orientation and spatial relationship of the building to the street; the overall rectangular building form as seen from the public right-of-ways;

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<sup>1</sup> San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>

<sup>2</sup> An Historic Resource Evaluation Response (HRER) was issued on October 31, 2008 with a determination that the subject building is not an historical resource for the purposes of CEQA, and an environmental exemption stamp was issued on November 13, 2008 for this property. Prior to any discretionary approvals by the Planning Department, the project changed and new historical information was received. A new HRER was issued on November 25, 2009 that incorporated analysis of the changes and new information, which is the subject of this environmental exemption certificate.

<sup>3</sup> Historic Resource Evaluation Response Memorandum from Angela Threadgill, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, November 25, 2009. A copy of this memorandum is attached.

general flat roof forms; façade materials of brick and stucco, façade details including the centered bay window, brick segmental arches above recessed entry and garage, molded projecting cornice; fenestration pattern; and wood casement windows on the primary elevation.

The proposed project would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts. The one-story horizontal addition would expand the existing third floor, however, it would be setback 10 feet from the front façade, exclusive of the bay window, to maintain the street wall height which range from two to five stories. As a result of the proposed setback, the height of the proposed addition, the taller adjacent buildings, and the adjacent topography, the addition would be minimally visible, and only from certain oblique angles. The proposed third floor roof deck and its associated railing would be set back from the principal façade approximately three feet and abut adjacent building walls, thus minimizing its visibility from the adjacent public rights-of-way, Telegraph Place and Greenwich Street.

*Conclusion:*

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of 50% of the floor area of the structures before the addition, or 2,500 sq. ft., which ever is less. The proposed project would meet these criteria by adding approximately 373 sq. ft. to an existing 2,953 gsf building.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

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

*MEA Planner:* Brett Bollinger  
*Project Address:* 454 Greenwich Street  
*Block/Lot:* 0078/010  
*Case No.:* 2008.1169E  
*Date of Review:* November 25, 2009  
*Planning Dept. Reviewer:* Angela Threadgill  
(415) 558-6602 | [angela.threadgill@sfgov.org](mailto:angela.threadgill@sfgov.org)

Reception:  
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Planning  
Information:  
**415.558.6377**

**PROPOSED PROJECT**     Demolition     Alteration     Addition

### PROJECT DESCRIPTION

An Historic Resource Evaluation Response (HRER) was issued on October 31, 2008 with a determination that the subject building is not an historical resource for the purposes of CEQA, and an environmental exemption stamp was issued on November 13, 2008 for this property. Prior to any approvals by the Planning Department, the project changed and new historical information was received, and this HRER incorporates those changes. Based on revised plans dated June 2009, the proposal is the construction of one-story horizontal addition to expand the existing third floor of an existing single-family building located at 454 Greenwich Street. The proposed project would increase the existing 2,953 gross square feet (gsf) building to 3,326 gsf and would maintain the structure's existing height of 32'-10".

### PRE-EXISTING HISTORIC RATING / SURVEY

According to the building permit, the structure was constructed by J.H. Verner in 1928 for property owners Paolo and Donata Ortenzi. Subsequent to the HRER issued on October 31, 2008, the Planning Department was informed that the building and immediate area is currently subject of a neighborhood-sponsored expanded survey area of the initial adopted 1982 North Beach Survey; and this HRER incorporates the considerations given to the materials presented to the Planning Department. However, it should be noted that documentation of the expanded survey area is incomplete and is excluded from the adopted local register at the time of this report. Although the subject building does not have a pre-existing historic rating, nor is it listed on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is within the North Beach neighborhood on the western slope of Telegraph Hill, within the RH-3 (Three-Family Residential) Zoning District and a 40-X Height and Bulk District. The property is located on the north side of Greenwich Street, near the corner of Child Street and one block from the crest of Telegraph Hill where Coit Tower is perched, a National Register-listed property. Downslope and north of the subject property is Fisherman's Wharf. East and southeast of the subject property is the National Register-eligible Telegraph Hill and Northeast Waterfront Historic Districts, respectively, which

are also locally designated districts. To the west are the North Beach neighborhood commercial and residential districts, many of which properties are included in the adopted 1982 North Beach Survey.

North Beach was shaped by the events of the 1906 Earthquake and Fire, where the neighborhood at the time fell victim to the fires that ensued on the third and fourth days of the event, except for approximately 13 blocks on the eastern slopes of Telegraph Hill. Concentration of historic post-quake wood-frame multi-family residential buildings that maintain integrity from their date of construction (1906-1915) survive among the immediate blocks of the subject property, which is among the period of significance (1906-1941) determined in the adopted 1982 North Beach Survey. Architectural styles are largely represented by the urban forms of early 20<sup>th</sup> Century Revival period applied to consistent building types found within North Beach. The ornamentation is usually quite restrained, consisting for the most part of smooth plaster, horizontal siding, shaped parapets or heavy detailed cornices.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff; research and data provided to the Planning Department by consultants at KDI Land Use Planning; and Michael Corbett, consultant to Northeast San Francisco Conservancy for the expanded North Beach survey area.)*

Event: or  Yes  No  Unable to determine  
Persons: or  Yes  No  Unable to determine  
Architecture: or  Yes  No  Unable to determine  
Information Potential:  Further investigation recommended.  
District or Context:  Yes, may contribute to a potential district or significant context  
If Yes; Period of significance: 1906-1941

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register under criterion 1 (events) and criterion 3 (architecture) as contributory to a potential North Beach historic district.

*Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

According to Building Permit records, the subject building was constructed in 1928, which is within the period of significance of neighborhood development, social history, and Italian-American ethnic heritage of North Beach as established by the North Beach context statement and ethnographic research provided to the Department.

Similar to Chinatown, as a place of cultural importance to the city's Chinese community, Eureka Valley for its importance as an Irish-American neighborhood, and others, North Beach also has significance within San Francisco's local cultural history. The subject building has association as being part of an urban neighborhood in San Francisco that is the traditional mainstay of a particular cultural group, the Italian-Americans. Prior to 1906, North Beach was also known as the "Latin

Quarter," occupied by Mexican-Americans, Italian-Americans, and other ethnic groups. However, after the 1906 Earthquake and Fire the neighborhood was succeeded by an overwhelmingly Italian-American population whom dominated the neighborhood through World War II when the population started to decline, marking the beginning and end of the period of significance (1906-1941). It appears that 454 Greenwich Street is associated with the events that have made a significant contribution to the broad patterns of San Francisco's history and, therefore, would justify its inclusion in the California Register under this criterion as contributory to a potential historic district.

*Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

454 Greenwich Street does not appear to be eligible under Criterion 2 (Persons). City Directories, San Francisco Newspaper Index, Our Society Blue Books, and the San Francisco Biographical File were consulted, and neither J.H. Verner nor other persons associated with the property are of known historical significance to San Francisco's history. Research has failed to reveal an intimate association that would justify its inclusion in the California Register under this criterion.

*Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

Because of the close-knit Italian-American cultural ties, a narrow range of building types was produced among the residential areas of North Beach. They were built of consistent sizes and scales using consistent methods and materials, characterized by two- and three-story wood-framed houses and flats with ornamentation derived from Early Twentieth Century Revival architectural styles. On the main streets, most of the residential buildings had bay windows and the buildings facing alleys had flat fronts. Arterial streets, such as Columbus Avenue, Broadway, Stockton and Grant Streets, provided larger lots where commercial businesses and hotels occupied the street frontages, usually four-stories in height and of masonry construction. The subject three-story building features brick and stucco cladding, a single bay window, original wood casement windows, recessed entry and projecting molded cornice typical of the residential architectural character. Therefore, the property appears eligible under Criterion 3 (Architecture) as embodying distinctive characteristics of a type and period of construction within the context of a potential historic district.

*Criterion 4: It yields, or may be likely to yield, information in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:  Retains  Lacks  
Association:  Retains  Lacks  
Design:  Retains  Lacks  
Workmanship:  Retains  Lacks

Setting:  Retains  Lacks  
Feeling:  Retains  Lacks  
Materials:  Retains  Lacks

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3. Determination whether the property is an "historical resource" for purposes of CEQA

No Resource Present ( Go to 6. below )

Historical Resource Present ( Continue to 4. )

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4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

The project is a significant impact as proposed. (Continue to 5. if the project is an alteration)

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5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: The features of the existing property that define its character are: the orientation and spatial relationship of the building to the street; the overall rectangular building form as seen from the public right-of-ways; general flat roof forms; façade materials of brick and stucco, façade details including the centered bay window, brick segmental arches above recessed entry and garage, molded projecting cornice; fenestration pattern; and wood casement windows on the primary elevation.

The proposed project would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts. The one-story horizontal addition will expand the existing third floor, however, it will be setback 10 feet from the front façade, exclusive of the bay window, to maintain the street wall height which range from two to five stories. As a result of the proposed setback, height of the proposed addition, taller adjacent buildings, and topography, the addition will be minimally visible, but only from certain oblique angles. The proposed third floor roof deck and its associated railing are set back from the principal façade approximately three feet and abut adjacent building walls, thus minimizing its visibility from the adjacent public rights-of-way, Telegraph Place and Greenwich Street. However, an increase in the proposed height or a decrease in the proposed setback of the addition would likely result in a negative impact, and should be avoided.





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On June 16, 2008, the Applicant named below filed Building Permit Application No. 2008.0616.4558 (Extension) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Angelina Lianggara	Project Address:	454 Greenwich Street
Address:	100 Old County Road, Suite 100C	Cross Street:	Grant Avenue
City, State:	Brisbane, CA 94005	Assessor's Block /Lot No.:	0078/010
Telephone:	(415) 656-3528	Zoning Districts:	RH-3/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Residential	No Change
FRONT SETBACK .....	None	No Change
SIDE SETBACKS .....	None	No Change
BUILDING DEPTH .....	70 feet	No Change
REAR YARD .....	None	No Change
HEIGHT OF BUILDING .....	34.75 feet	No Change
NUMBER OF STORIES .....	3	No Change
NUMBER OF DWELLING UNITS .....	1	No Change
NUMBER OF OFF-STREET PARKING SPACES .....	N/A	No Change

### PROJECT DESCRIPTION

The proposal is to construct a horizontal addition to the existing partial third floor. The extension would occur on the roof top and would extend forward approximately 24 feet from the current location of the partial third floor. A roof deck would be located on the top of the extension. An interior remodel, window replacement and stucco replacement on the front façade would also occur under the subject permit. Please see attached plans for more detail.

PLANNER'S NAME: Aaron Hollister  
 PHONE NUMBER: (415) 575-9078  
 EMAIL: aaron.hollister@sfgov.org

DATE OF THIS NOTICE: 7-19-10  
 EXPIRATION DATE: 8-18-10

## APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name MARK BECKER Telephone No: 510-509-5574

D.R. Applicant's Address 448 GREENWICH STREET  
Number & Street (Apt. #)  
SAN FRANCISCO, CA 94133  
City Zip Code

MAILING ADDRESS: 420 40TH STREET, UNIT 1, OAKLAND, CA 94609

D.R. Applicant's telephone number (for Planning Department to contact): 510-658-6889 x 17  
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name \_\_\_\_\_ Telephone No: \_\_\_\_\_

Address \_\_\_\_\_  
Number & Street (Apt. #)  
\_\_\_\_\_ City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 454 GREENWICH STREET

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: TIM KENNEDY 415-822-8568

Building Permit Application Number of the project for which you are requesting D.R.: 2008-0616-4558

Where is your property located in relation to the permit applicant's property?  
NEXT DOOR - IMMEDIATELY TO THE EAST

### A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant?  YES  NO  G
2. Did you discuss the project with the Planning Department permit review planner?  YES  NO  G BY EMAIL
3. Did you participate in outside mediation on this case? Community Board  G Other  G  NO  G

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the project so far.

*Following discussions with the applicant regarding the negative impacts that the proposed project would have on my natural light, privacy and views, I developed an alternative design for the project that I shared with Mr. Kennedy (see attached sketches). This alternative design should satisfy Mr. Kennedy's spatial requirements while helping preserve the natural light and open space currently enjoyed by my property as well as that of neighbors.*

## **B. DISCRETIONARY REVIEW REQUEST**

1. What are the reasons for requesting discretionary review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies?

*The proposed project would extend the third floor of the building all the way to the south façade, and a roof deck is also proposed. Cumulatively, the proposed additions will have a dramatic negative impact on my third floor space and that of my neighbors.*

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected and how:

*My property would be adversely affected in terms of reduced natural light, privacy and views. Other neighbors would also be adversely impacted by the addition of the rooftop deck. Specifically, Mark Casagrande's property at 47 Telegraph Hill Place (415-392-4455) would be adversely affected by the roof deck, which will remove privacy by allowing views directly into his bedroom. Additionally, the proposed deck is over 500 square feet, will likely have a five foot high parapet wall, and the placement of an HVAC system on the roof will create objectionable on-going noise.*

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made, would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

*As noted in A4 above, an alternative design has been presented to the applicant, which would go a long ways towards satisfying my concerns and those of my neighbors. In fairness to Mr. Kennedy, these plans were provided to him just last week, so he may not have had the time to fully consider them.*

*As shown on the attached alternative plans, this proposal would re-locate the applicant's actual living level to the upper (third) floor. In this scheme the upper floor would extend out 8-10' from the current face of the upper floor. This design would provide ample space for a living, kitchen, and dining area with a level out garden/patio space for enjoyment of the wonderful view of the San Francisco skyline. Although this alternate plan would still adversely affect my light and view, it would be a significant improvement to what has been proposed thus far. And, it would eliminate the need for a fourth floor roof deck, which is a matter of significant concern to Mr. Casagrande at 47 Telegraph Hill Place.*

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

**CHECKLIST FOR APPLICANT:**

Indicate which of the following are included with this Application:

**REQUIRED:**

- ✓G Check made payable to Planning Department (see current fee schedule).
- ✓G Address list for nearby property owners, in label format, plus photocopy of labels.
- G Letter of authorization for representative/agent of D.R. applicant (if applicable).
- ✓G Photocopy of this completed application.

**OPTIONAL:**

- ✓G Photographs that illustrate your concerns.
- G Covenants or Deed Restrictions.
- G Other Items (specify).

**File this objection in person at the Planning Information Center.** If you have **questions** about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

**Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.**

Signed \_\_\_\_\_

Applicant

August 18, 2010

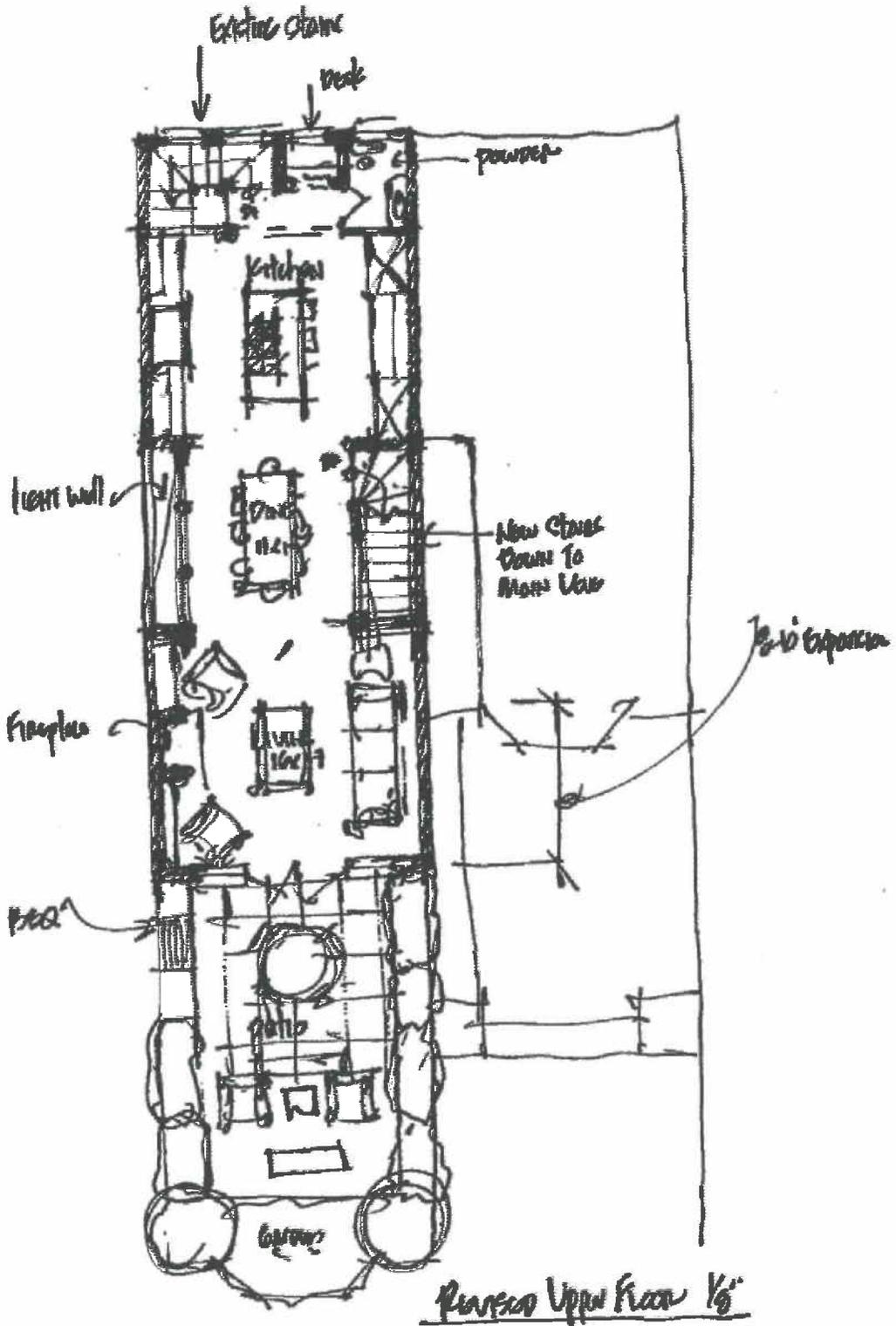
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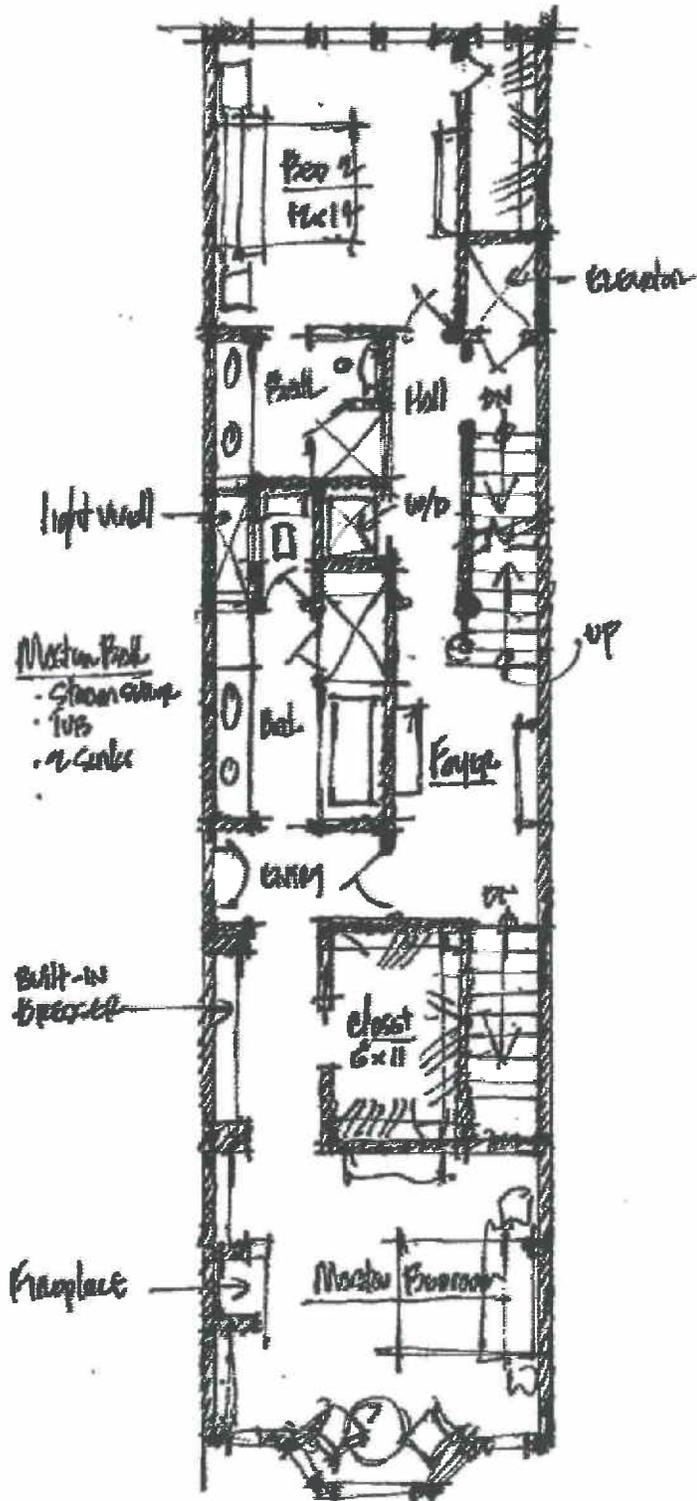


10.0758D View of wrap deck at 448 Greenwich. 454 Greenwich is to the left and the proposed addition will completely wrap off our deck, Block's sunpavilions.



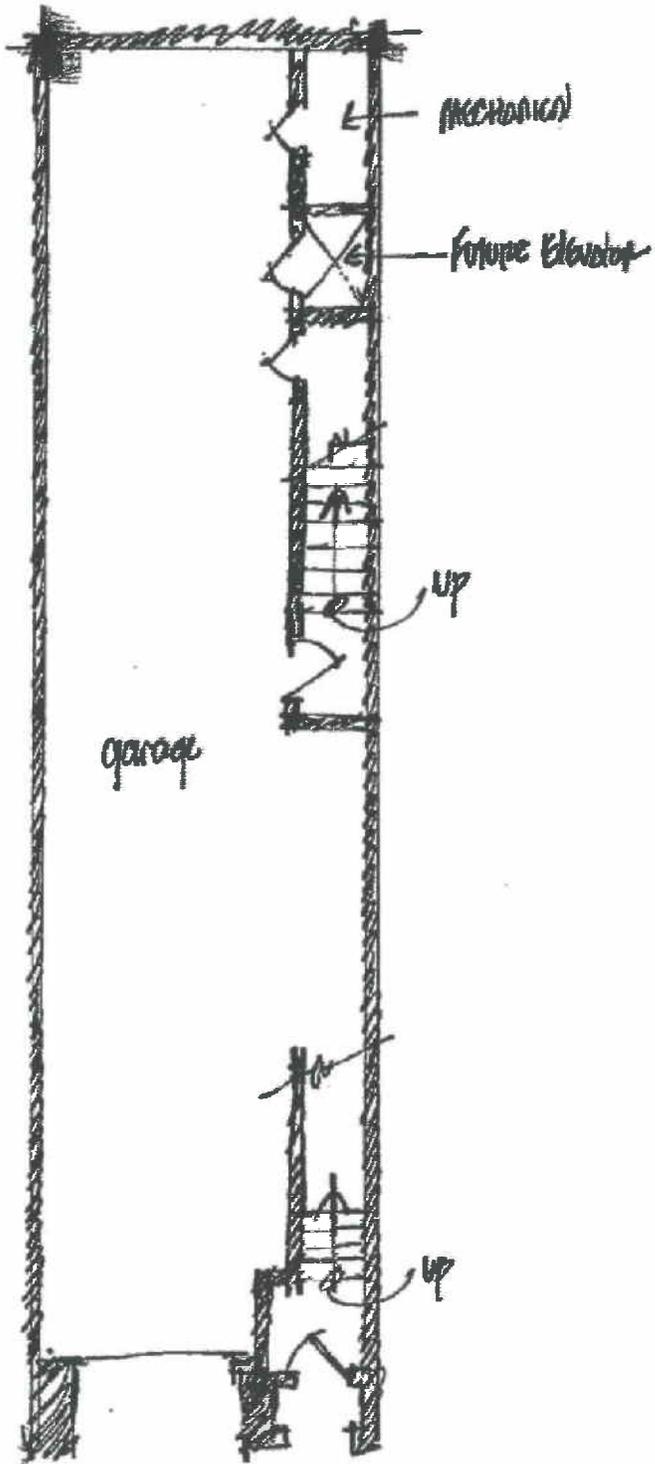
0.0758D View From 498 GREENWICH DECK. THE PROPOSED ADDITION TO 459 GREENWICH WILL BLOCK VIEWS AND NATURAL LIGHT ON THE RIGHT SIDE.





Mid-Level Bedroom  
 1/8"

du

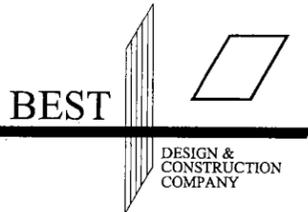


garage

garage level  
 $\frac{1}{8}'' = 1'-0''$

# HORIZONTAL ADDITION & REMODELING OF A SINGLE FAMILY DWELLING

454 GREENWICH STREET, SAN FRANCISCO, CA 94133



BRISBANE OFFICE  
100 Old County Road, Suite 100C  
Brisbane Shopping Center, Brisbane, CA 94005  
Tel 415-636-3528 Fax 415-636-4416

SAN FRANCISCO OFFICE  
2010 Ocean Avenue, Suite D  
San Francisco, CA 94127  
Tel 415-452-8676 Fax 415-452-3476

## GENERAL NOTES

GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE PROJECT.

EXISTING CONDITIONS: CONDITIONS SHOWN ON THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE, DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.

PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPT THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE C.C.

CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRIC, MECHANICAL AND PLUMBING CODES, CITY/COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS.

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF EACH DAY. AT THE COMPLETION OF CONSTRUCTION, REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DIRT, DUST AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.

PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.

ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE WORK.

"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.

"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

DETAILS ARE USUALLY KEYS AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

INSTALLATION: ALL ITEMS SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURERS' RECOMMENDATION. ALL OPERATING MANUALS AND GUARANTEES SHALL BE GIVEN TO OWNER.

SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER OR OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OR WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

DEMOLITION: ALL DEMOLITION INDICATED ON PLANS SHALL BE CAREFULLY CUT AND REMOVED IN ORDER TO MINIMIZE DISRUPTION AND DAMAGE OF EXISTING SPACE.

COLUMNS CENTERLINES (ALSO REFERRED TO AS GRID LINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS).

ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE EXISTING BUILDING STANDARDS.

THE ACCURACY OF THE CONDITIONS SHOWN ON THE DRAWINGS IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH WORK. REFER TO SHEET CONSTRUCTION DOCUMENTS FOR BUILDING PERIMETER AND EXTERIOR INFORMATION.

## ABBREVIATIONS

A/C	AIR CONDITIONING	FIN.	FINISH
ADJ.	ADJUSTABLE	FL.	FLOOR
A.F.F.	ABOVE FINISH FLR.	F.LOUR.	FLOURESCENT
ALUM.	ALUMINIUM	F.O.F.	FACE OF FINISH
ALT.	ALTERNATE	F.O.S.	FACE OF STUD
APPROX.	APPROXIMATELY	GA.	GAUGE
ARCH.	ARCHITECTURAL	GEN. CONTRACTOR	GEN. CONTRACTOR
BLDG.	BUILDING	O.P.P.	OPPOSITE
BLKG.	BLOCKING	H.B.	HOSE BIB
BM	BEAM	H.C.	HANDICAP
CAB.	CABINET	HDWR.	HARDWARE
CL.	CENTER LINE	HP	HIGH POINT
CLG.	CEILING	H.W.	HOT WATER
CLOS.	CLOSET	INSUL.	INSULATION
CL.R.	CLEAR	INT.	INTERIOR
COL.	COLUMN	L.P.	LOW POINT
CONC.	CONCRETE	MECH.	MECHANICAL
CONST.	CONSTRUCTION	MTL.	METAL
C.T.	CERAMIC TILE	(N)	NEW
CTR.	CENTER	N.I.C.	NOT IN CONTRACT
DET.	DETAIL	NO.	NUMBER
D.F.	DRINKING FOUNTAIN	O.C.	ON CENTER
DIA.	DIAMETER	OPP.	OPPOSITE
DNM.	DIMENSION	P-LAM	PLASTIC LAMINATE
DN.	DOWN	PLYWD.	PLYWOOD
DR.	DOOR	R.D.	ROUGH OPENING
DWG.	DRAWING	R.O.	ROUGH OPENING
(E)	EXISTING	S.C.	SOLID CORE
EA.	EACH	STOR.	STORAGE
EL.	ELEVATION	SHI.	SHEET
ELEC.	ELECTRICAL	T + G	TONGUE & GROOVE
EQ.	EQUAL	TYP.	TYPICAL
EQUIP.	EQUIPMENT	U.O.N.	UNLESS OTHERWISE NOTED
EXP.	EXPANSION	WD.	WOOD
EXPOS.	EXPOSED	W.P.	WATERPROOF
EXT.	EXTERIOR		
F.O.	FLOOR DRAIN		

## LEGEND

	DOOR TYPE/WINDOW TYPE, SEE SCHEDULE
	SWITCH
	SWITCH (THREE WAY)
	ELECTRICAL OUTLET
	GROUND FAULT INTERRUPT
	2-LAMP FLOODLIGHT
	LIGHTING FIXTURE (WALL-MOUNT)
	LIGHTING FIXTURE (RECESSED)
	FLUORESCENT LAMP
	SMOKE DETECTOR 110V W/ BATTERY BACKUP
	TELEPHONE
	EXHAUST FAN
	BATHROOM
	CLOSET
	STUD WALL @ 16" O.C., U.O.N.
	1-HR WALL
	2-HR WALL
	EXISTING WALL TO BE REMOVED
	NEW WALL

## SCOPE OF WORK

- HORIZONTAL EXTENSION OF THE EXISTING 3RD FLOOR.
- INTERIOR REMODELING OF A SINGLE FAMILY DWELLING.
- ELECTRICAL & PLUMBING TO BE UNDER SEPARATED PERMITS.

## PROJECT DATA

BLOCK:0078 LOT: 010  
ZONE: RH-3  
REAR SETBACK: (E) 40'-0" (NO CHANGE)  
FRONT SETBACK: (E) 40'-0" (NO CHANGE)

OCCUPANCY: R-3 (NO CHANGE)  
RESIDENTIAL UNITS: (E) 1 (NO CHANGE)

TYPE OF CONSTRUCTION: V-B  
HEIGHT LIMIT: 40'-0" MAX.

### BUILDING SQUARE FOOTAGE:

	EXISTING	ADDITION	TOTAL
FIRST FLOOR	1,202 SF	-- SF	1,202 SF
SECOND FLOOR	1,152 SF	-- SF	1,152 SF
THIRD FLOOR	599 SF	373 SF	972 SF
TOTAL	2,953 SF	373 SF	3,326 SF

OWNER: TIM KENNEDY  
454 GREENWICH STREET  
SAN FRANCISCO, CA 94133

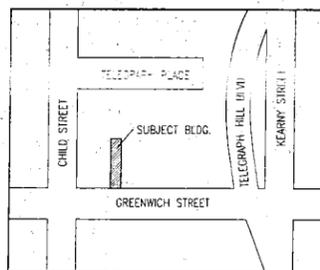
## APPLICABLE BLDG. CODE

- 2007 CALIFORNIA BLDG. CODE & S.F. AMENDMENTS
- 2007 CALIFORNIA MECH. CODE & S.F. AMENDMENTS
- 2007 CALIFORNIA PLUMB. CODE & S.F. AMENDMENTS
- 2007 CALIFORNIA ELECTR. CODE & S.F. AMENDMENTS
- 2007 CALIFORNIA ENERGY CODE
- 2007 CALIFORNIA FIRE CODE & S.F. AMENDMENTS
- 2007 S.F. HOUSING CODE

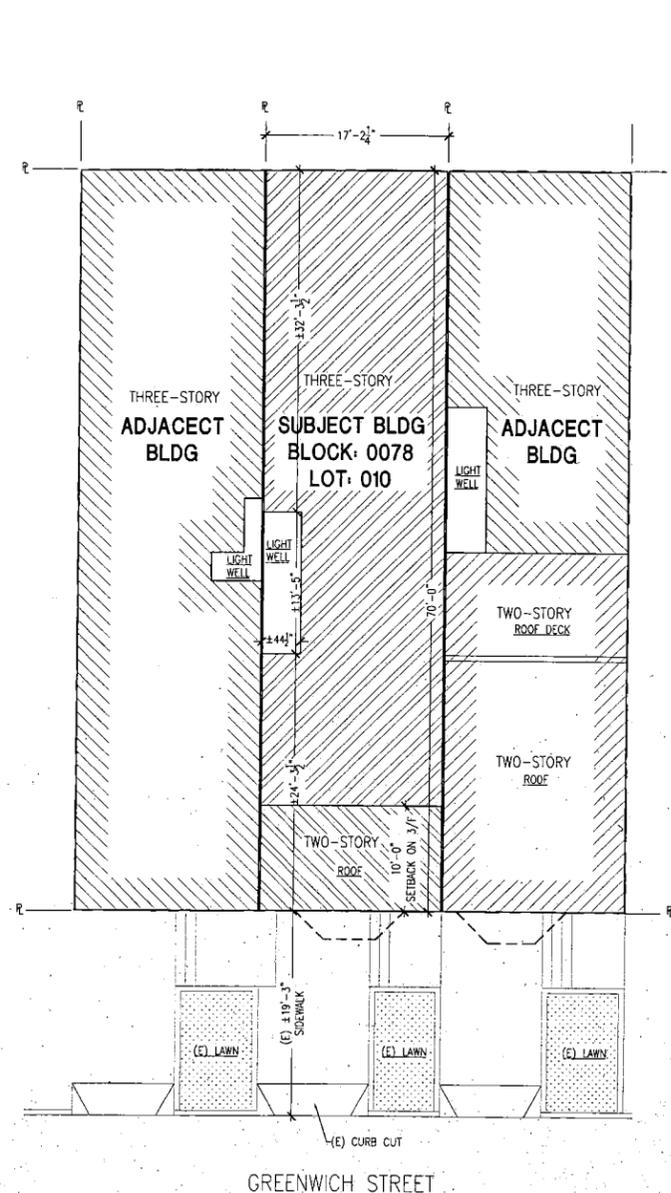
## TABLE OF CONTENT

- A-1 TITLE SHEET
- A-1.1 BLOCKFACE
- A-2 EXISTING PLANS & ELEVATIONS
- A-3 PROPOSED FLOOR PLANS
- A-4 PROPOSED ROOF PLAN
- A-5 PROPOSED ELEVATIONS
- A-6 PROPOSED ELEVATIONS
- A-7 SECTION A-A & SCHEDULES
- A-8 DETAILS

## SITE PLAN N.T.S.



## PLOT PLAN SCALE: 1/8"=1'-0"



FOR SITE PERMIT APPLICATION ONLY

## HORIZONTAL ADDITION & REMODELING OF A SFD

454 GREENWICH STREET,  
SAN FRANCISCO, CA 94133

DATE	REVISION
06/2008	SUBMIT FOR SITE PERMIT
06/2009	REVISION

DATE: 10/2007  
SCALE: AS NOTED  
DRAWN BY: YH  
PROJ. NO.: 207172

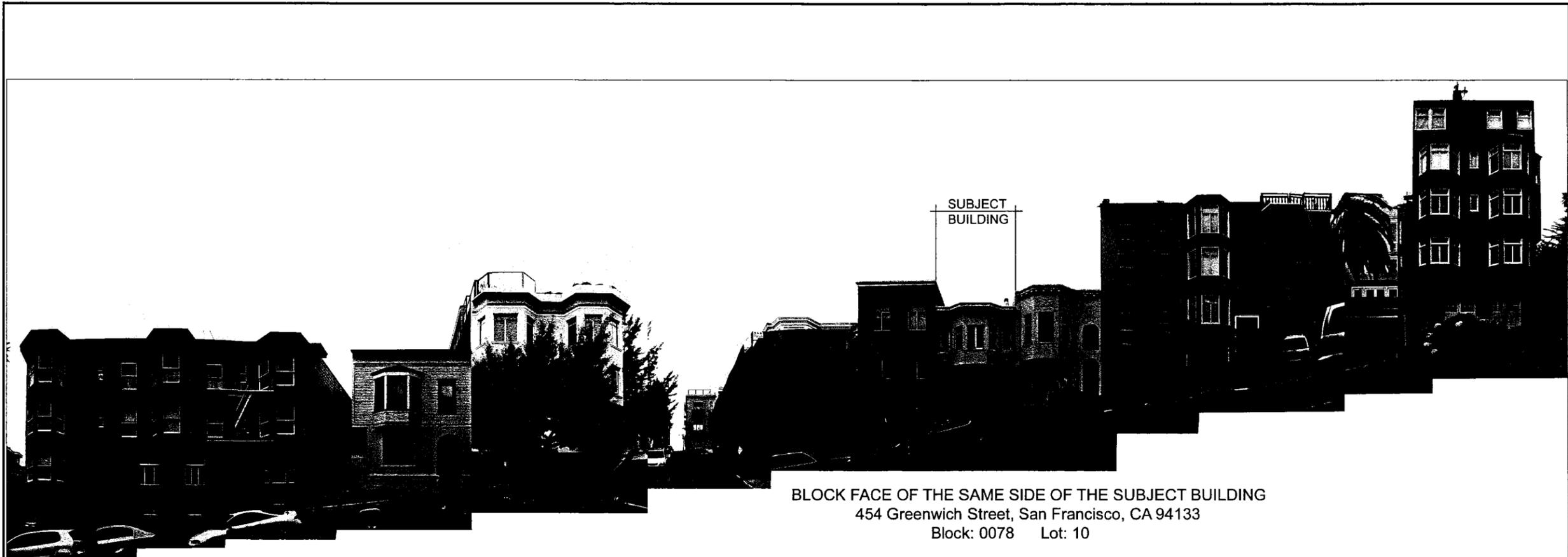
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TITLE SHEET  
SITE PLAN, PLOT PLAN

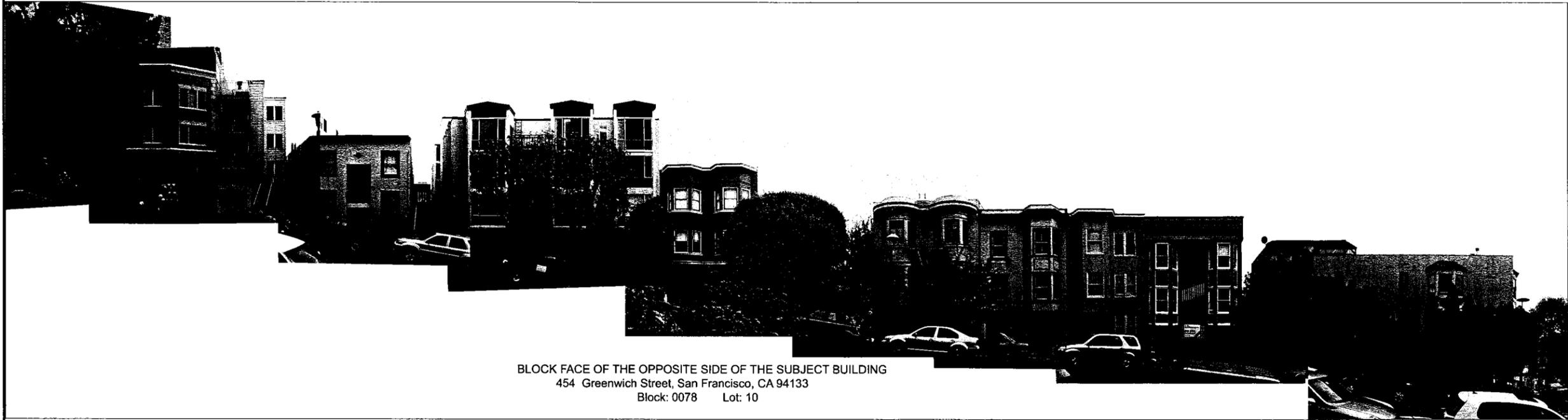
SHEET NO.

A-1

1 OF 9 SHEETS



BLOCK FACE OF THE SAME SIDE OF THE SUBJECT BUILDING  
 454 Greenwich Street, San Francisco, CA 94133  
 Block: 0078 Lot: 10



BLOCK FACE OF THE OPPOSITE SIDE OF THE SUBJECT BUILDING  
 454 Greenwich Street, San Francisco, CA 94133  
 Block: 0078 Lot: 10

BRISBANE OFFICE  
 100 Old County Road, Suite 100C  
 Brisbane Shopping Center, Brisbane, CA 94005  
 Tel 415-656-3528 Fax 415-656-4416

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 San Francisco, CA 94127  
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FOR SITE PERMIT  
 APPLICATION ONLY

**HORIZONTAL  
 ADDITION &  
 REMODELING OF A  
 SINGLE FAMILY  
 DWELLING**

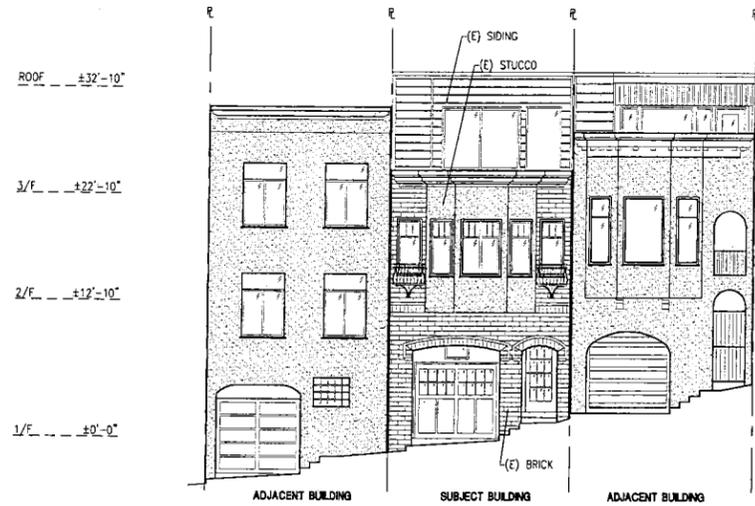
**454 GREENWICH STREET,  
 SAN FRANCISCO, CA 94133**

DATE	REVISION
11/2007	SUBMIT FOR SITE PERMIT

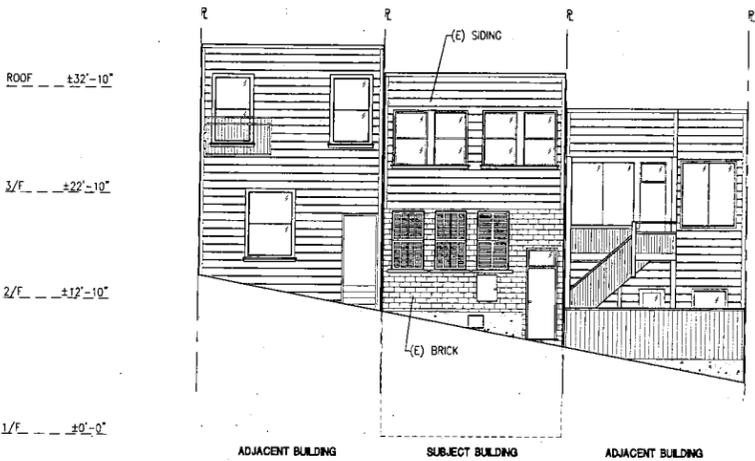
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 SCALE: AS NOTED  
 DRAWN BY: YH  
 PROJ. NO.: 207172

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**BLOCKFACE**

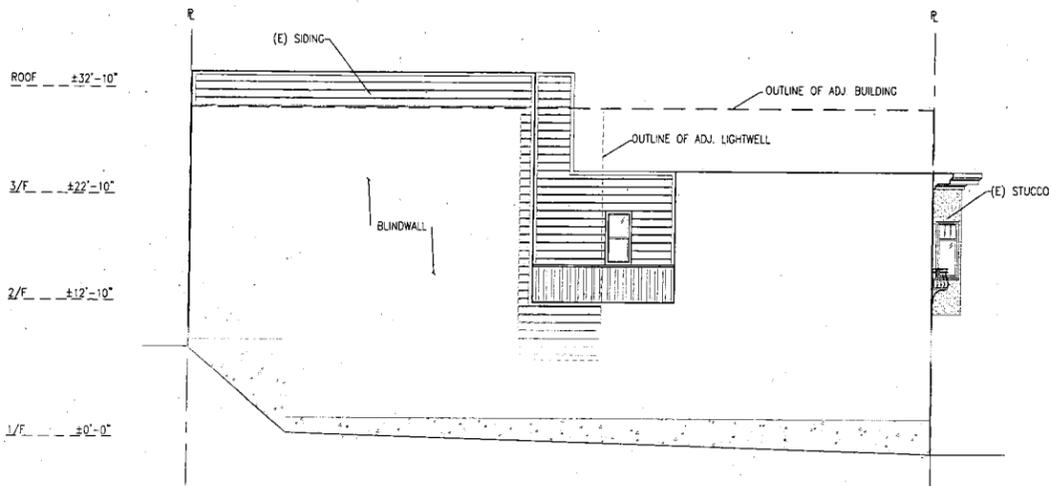
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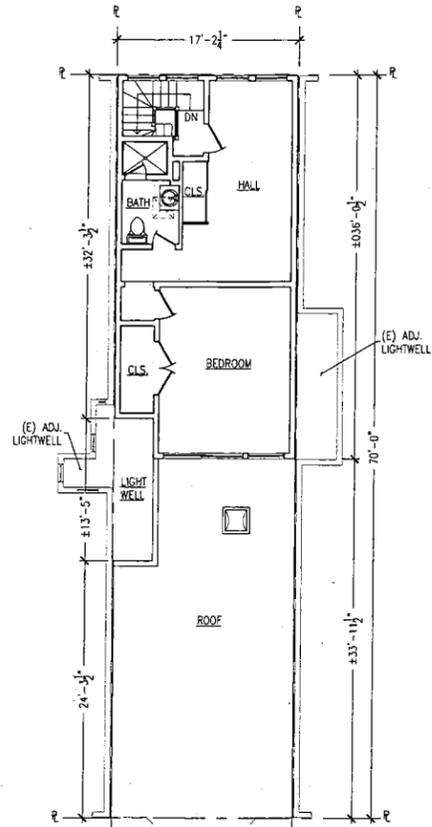
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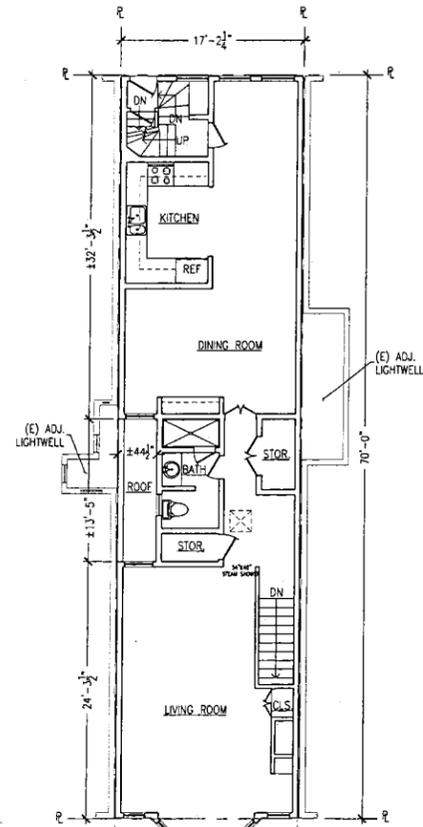
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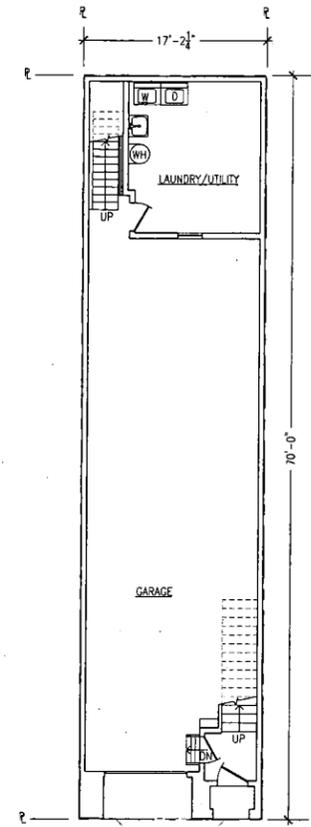
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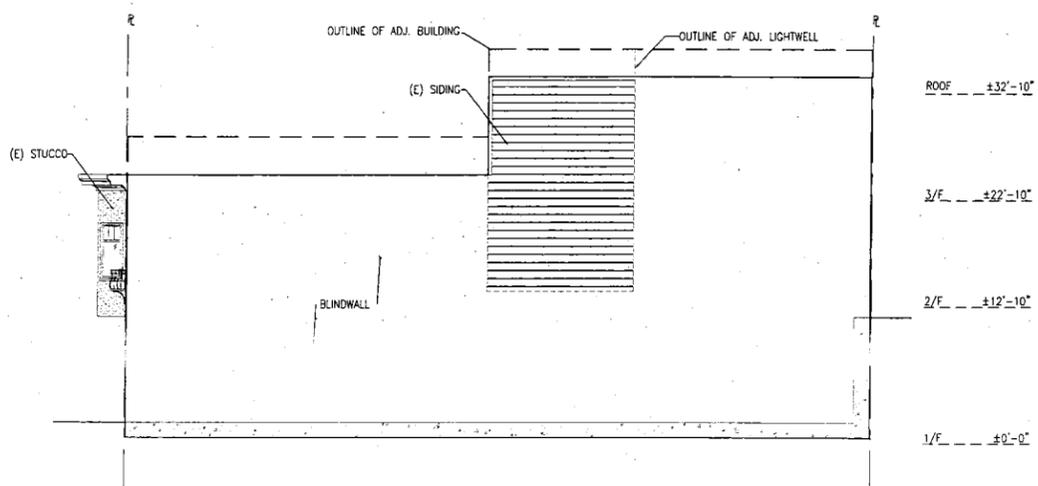
**EXISTING 3/F FLOOR PLAN**  
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**EXISTING 2/F PLAN**  
SCALE: 1/8"=1'-0"



**EXISTING 1/F PLAN**  
SCALE: 1/8"=1'-0"



**EXISTING EAST ELEVATION**  
SCALE: 1/8"=1'-0"



FOR SITE PERMIT APPLICATION ONLY

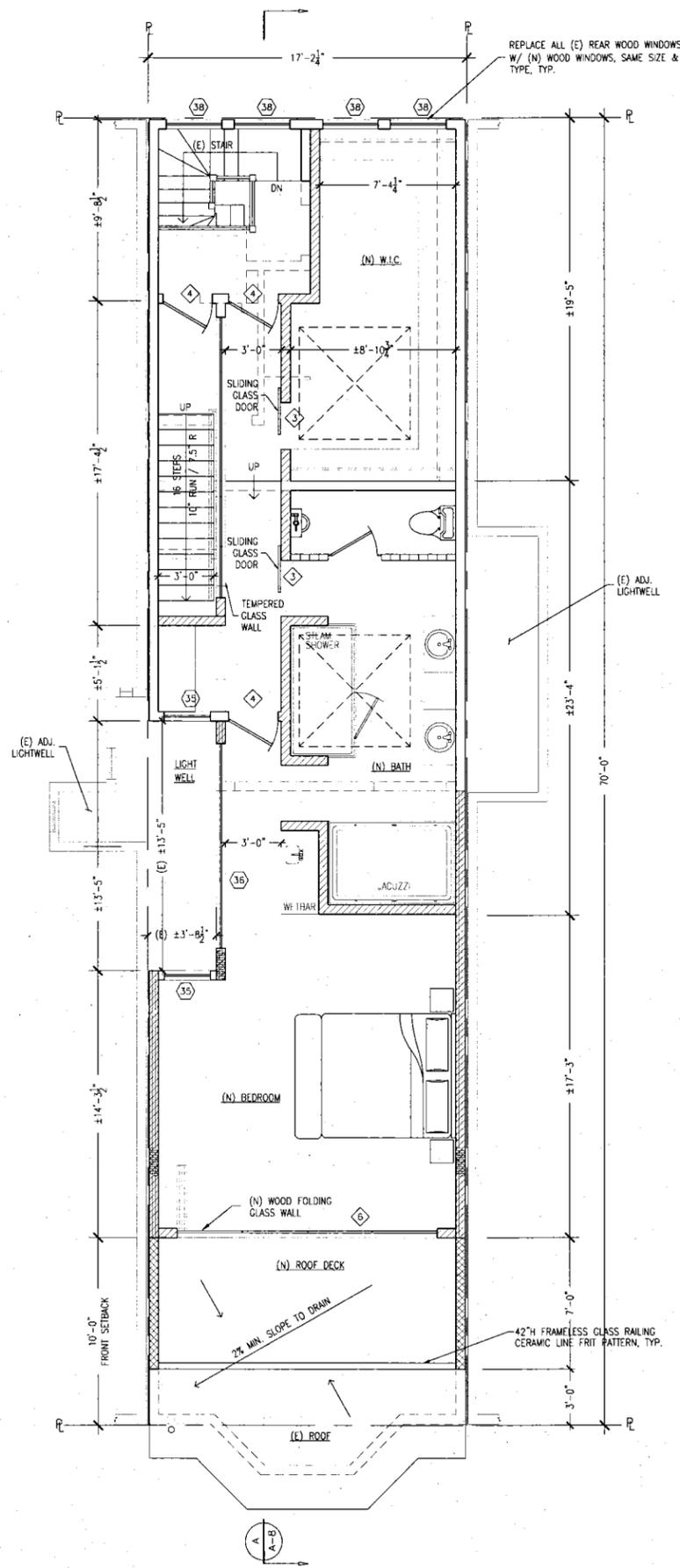
**HORIZONTAL ADDITION & REMODELING OF A SFD**

454 GREENWICH STREET,  
SAN FRANCISCO, CA 94133

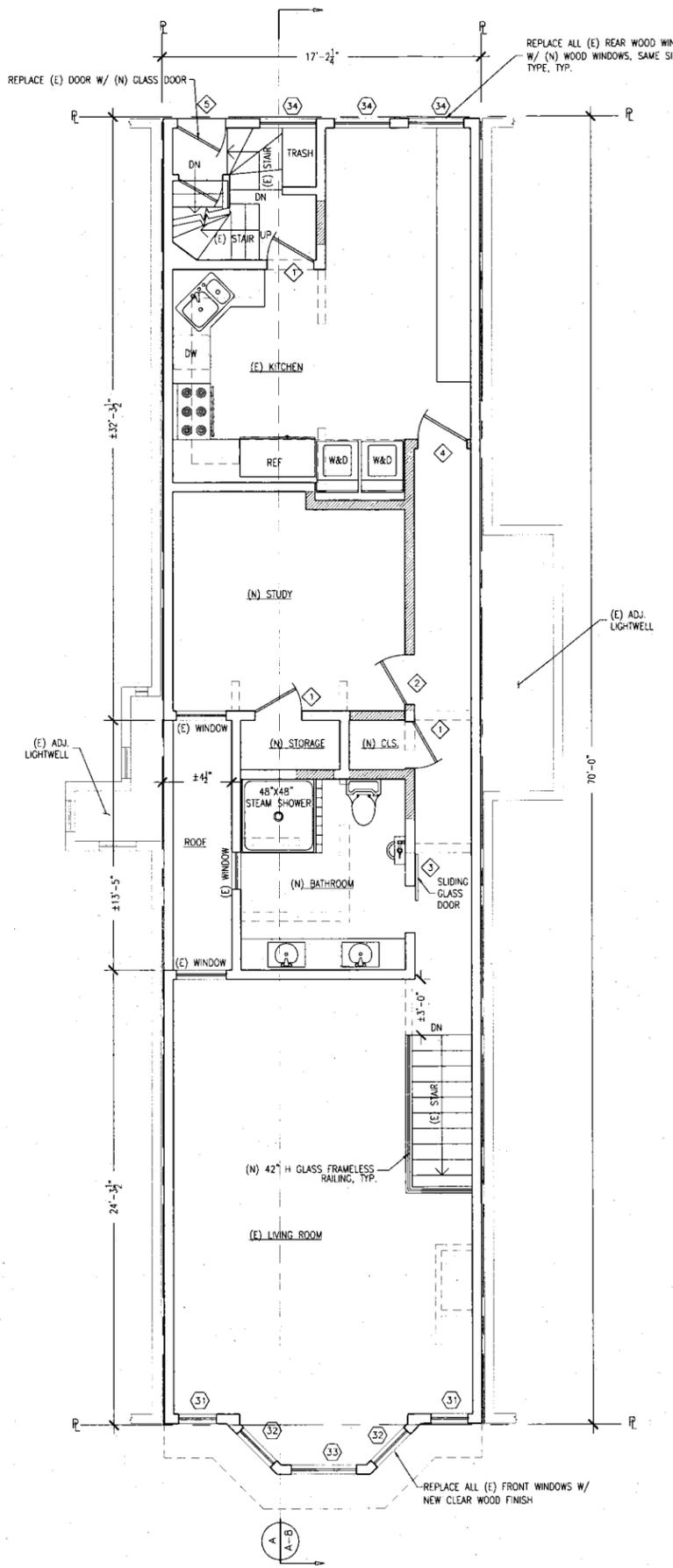
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06/2008	SUBMIT FOR SITE PERMIT
06/2009	1 REVISION

DATE:	10/2007
SCALE:	AS NOTED
DRAWN BY:	YH
PROJ. NO.:	207172

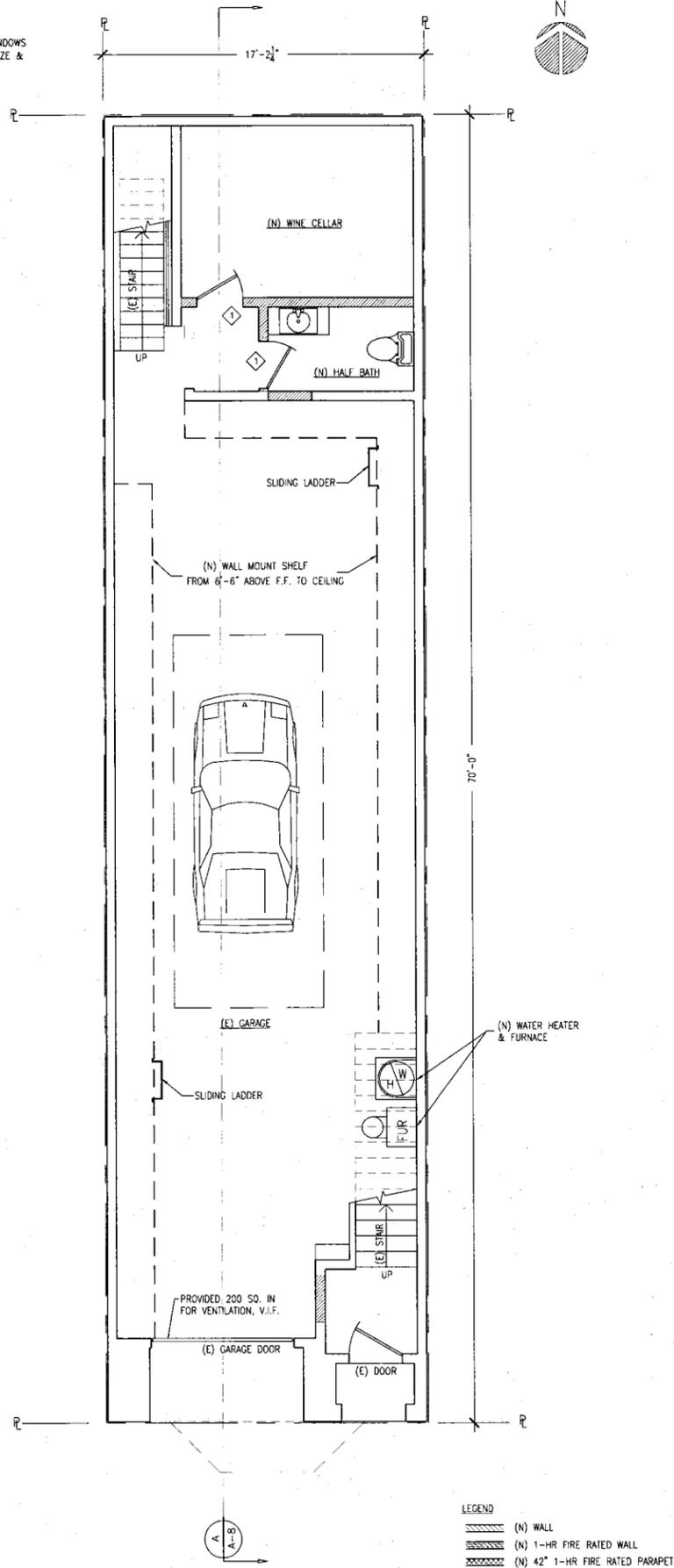
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**EXISTING PLANS  
EXISTING ELEVATIONS**



**PROPOSED 3/F FLOOR PLAN**  
SCALE: 1/4"=1'-0"

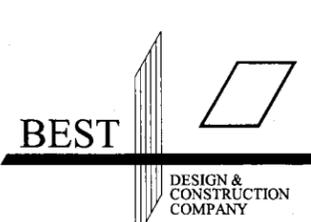


**PROPOSED 2/F PLAN**  
SCALE: 1/4"=1'-0"



**PROPOSED 1/F PLAN**  
SCALE: 1/4"=1'-0"

- LEGEND**
- (N) WALL
  - (N) 1-HR FIRE RATED WALL
  - (N) 42" 1-HR FIRE RATED PARAPET
  - (E) WALL TO REMAIN
  - (E) WALL TO REMOVE



**BRISBANE OFFICE**  
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**FOR SITE PERMIT APPLICATION ONLY**

**HORIZONTAL ADDITION & REMODELING OF A SFD**

**454 GREENWICH STREET,  
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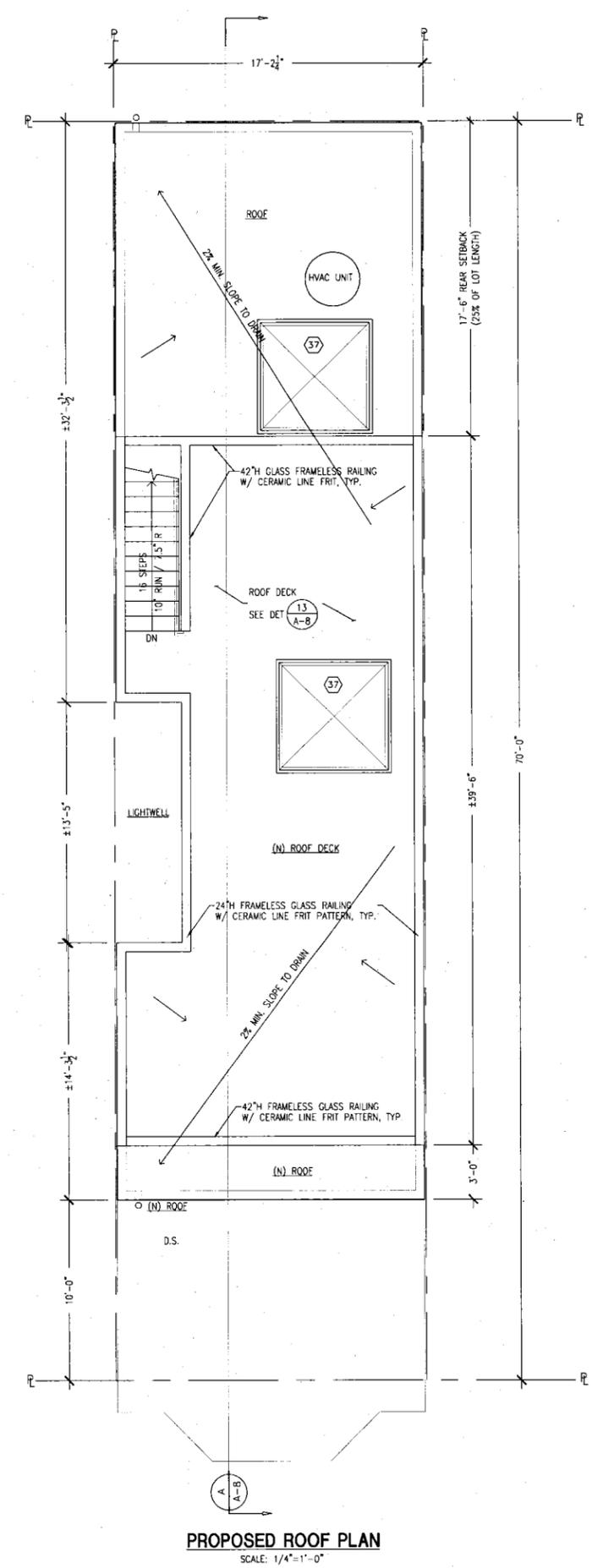
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06/2008	SUBMIT FOR SITE PERMIT
06/2009	REVISION

DATE: 10/2007  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 207172

DRAWING TITLE  
**PROPOSED FLOOR PLANS**



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



**PROPOSED ROOF PLAN**  
SCALE: 1/4"=1'-0"

**BEST**

DESIGN &  
CONSTRUCTION  
COMPANY

BRISBANE OFFICE  
100 Old County Road, Suite 100C  
Brisbane Shopping Center, Brisbane, CA 94005  
Tel 415-656-3528 Fax 415-656-4416

SAN FRANCISCO OFFICE  
2010 Ocean Avenue, Suite D  
San Francisco, CA 94127  
Tel 415-452-8676 Fax 415-452-3476

**FOR SITE PERMIT  
APPLICATION ONLY**

**HORIZONTAL  
ADDITION &  
REMODELING OF A SFD**

**454 GREENWICH STREET,  
SAN FRANCISCO, CA 94133**

DATE	REVISION
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DATE: 10/2007  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 207172

DRAWING TITLE  
**PROPOSED ROOF PLAN  
PROPOSED FRONT ELEVATION**

SHEET NO.  
**A-4**  
5 OF 9 SHEETS

FOR SITE PERMIT APPLICATION ONLY

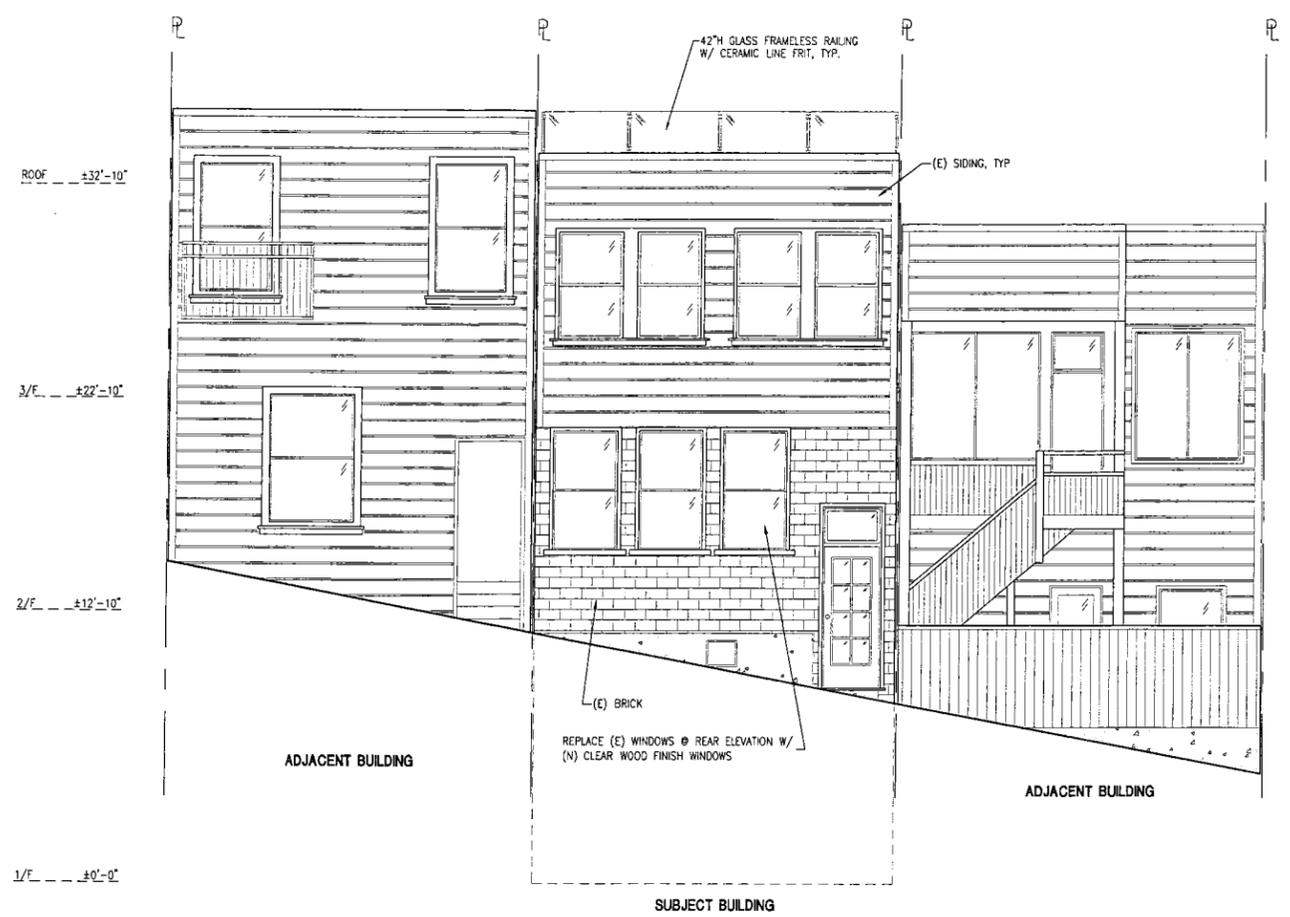
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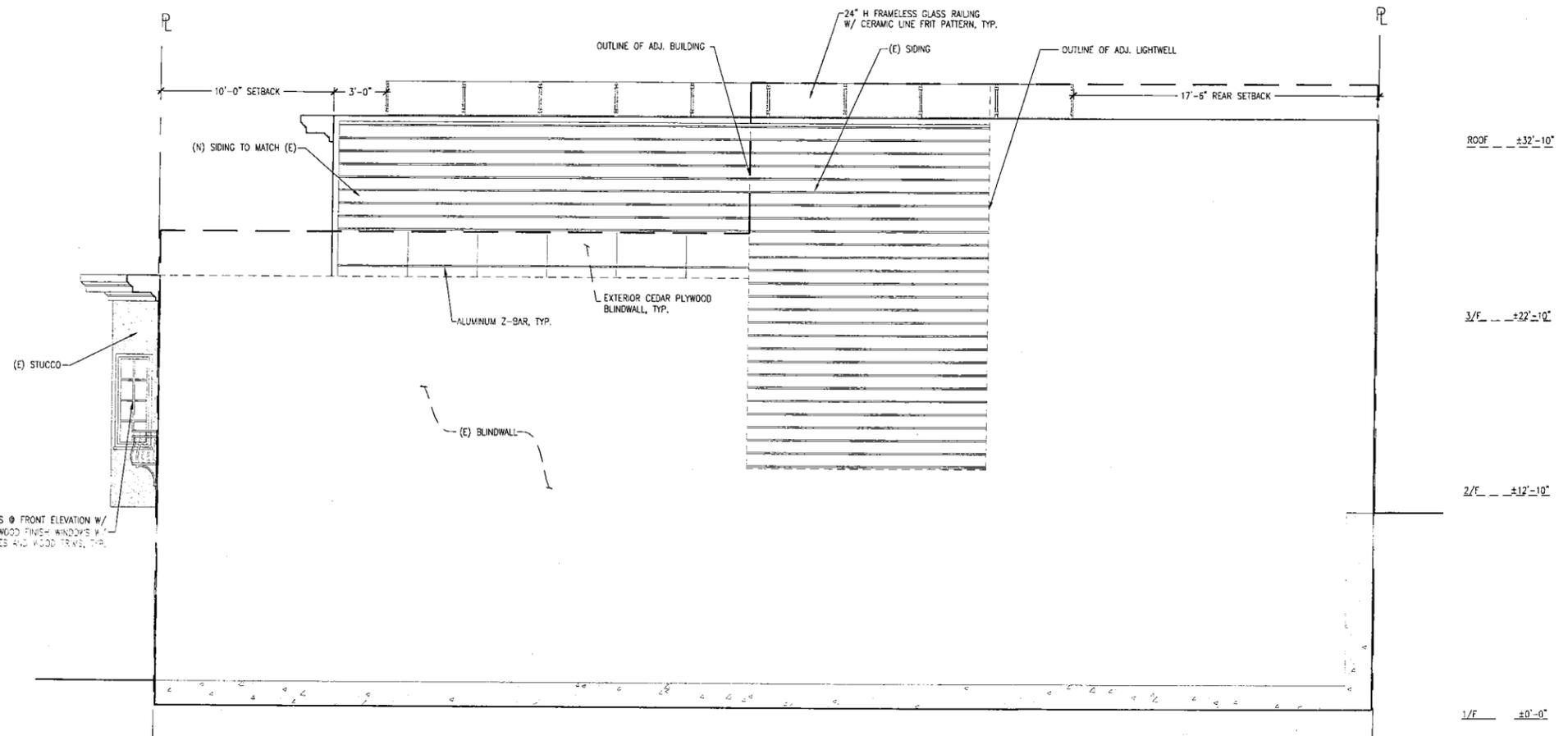
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DATE:	10/2007
SCALE:	AS NOTED
DRAWN BY:	KN
PROJ. NO.:	207172

DRAWING TITLE  
**PROPOSED ELEVATIONS**



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



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

FOR SITE PERMIT APPLICATION ONLY

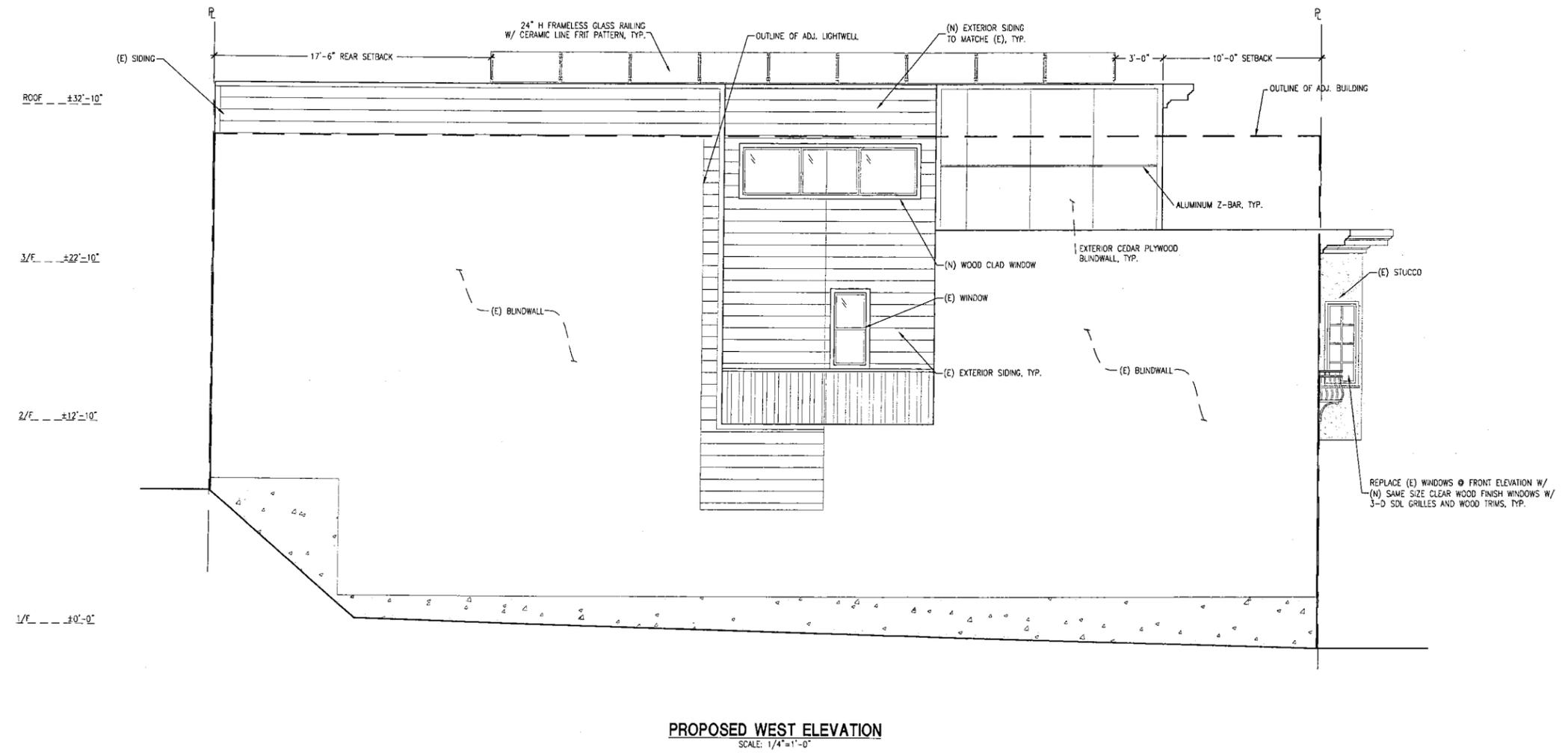
**HORIZONTAL ADDITION & REMODELING OF A SFD**

454 GREENWICH STREET,  
SAN FRANCISCO, CA 94133

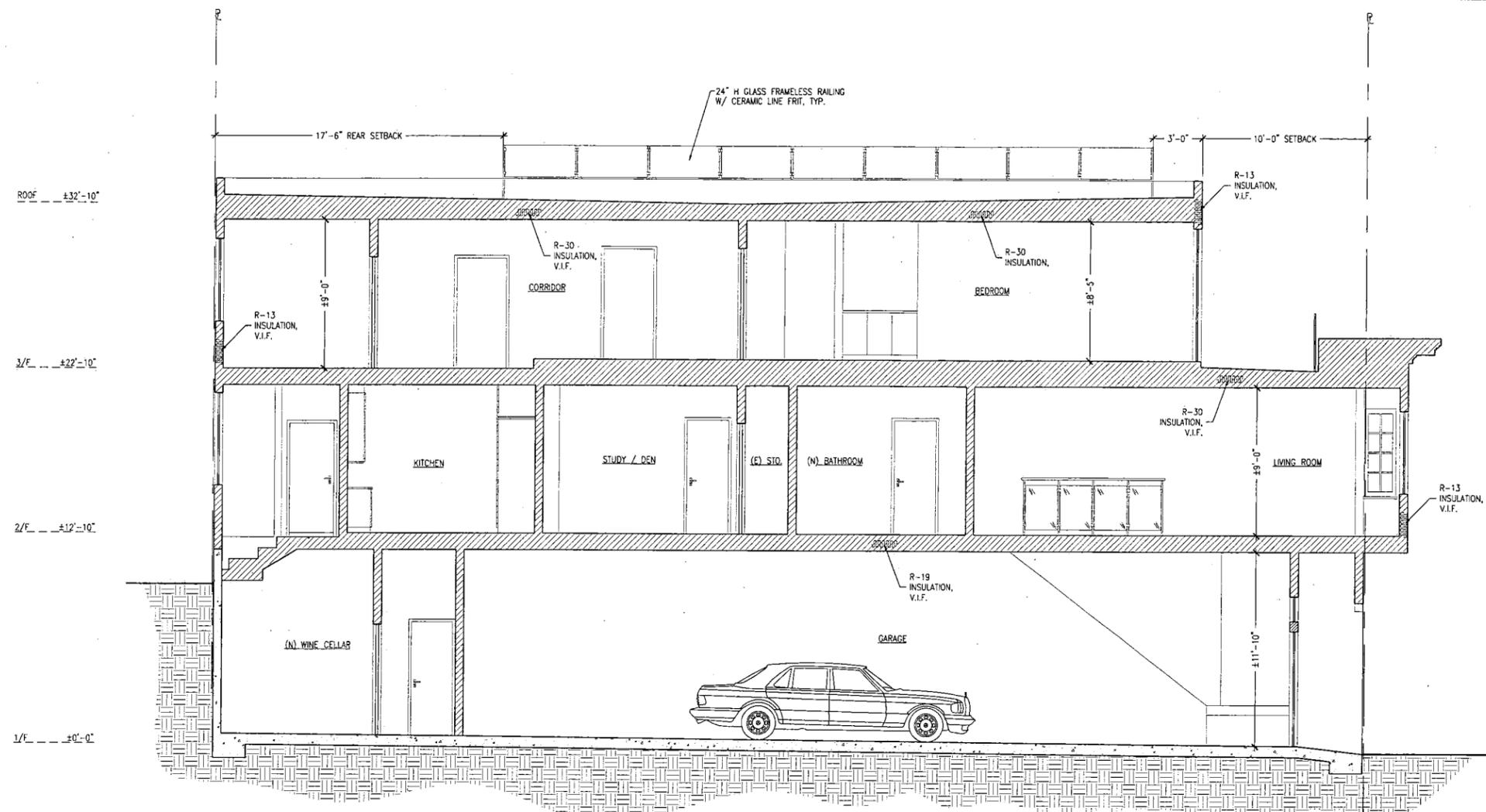
DATE	REVISION
06/2008	SUBMIT FOR SITE PERMIT
05/2009	REVISION

DATE: 10/2007  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 207172

DRAWING TITLE  
**PROPOSED ELEVATIONS**



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



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

WINDOW SCHEDULE

NO.	TYPE	SIZE			WINDOW MATERIAL	DESCRIPTION	REMARKS
		WIDTH	HEIGHT	SILL			
31	N	24"	60"	30"	WOOD	LIVING ROOM (2/F)	
32	N	30"	60"	30"	WOOD	LIVING ROOM (2/F)	
33	M	42"	60"	30"	WOOD	LIVING ROOM (2/F)	
34	O	36"	60"	34"	WOOD	KITCHEN & STAIRWAY (2/F)	
35	D	30"	60"	30"	WOOD CLAD	M. BEDROOM (3/F)	
36	P	132"	36"	54"	WOOD CLAD	M. BEDROOM (3/F)	FIXED
37	Q	60"x60"	-	-	AL	W.I.C. & M. BATH (3/F)	SKYLIGHT
38	D	36"	67"	34"	WOOD	W.I.C. & STAIRWAY (3/F)	

DOOR SCHEDULE

NO.	TYPE	SIZE		DOOR			FRAME		DESCRIPTION	REMARKS
		WIDTH	HEIGHT	CORE	MATERIAL	FINISH	MATERIAL	FINISH		
1	A	30"	80"	SC	WOOD	PAINT	WOOD	PAINT	HALF BATH, WINE CELLAR (1/F), STORAGE, CLOSET (2/F)	
2	A	32"	80"	SC	WOOD	PAINT	WOOD	PAINT	STUDY (2/F)	DOUBLE DOOR, TP
3	C	30"	80"	SC	GLASS, TP	PAINT	AL	PAINT	BATH (2/F), BATH & W.I.C. (3/F)	SLIDING GLASS DOOR, TP
4	B	32"	80"	SC	GLASS, TP	PAINT	WOOD	PAINT	KITCHEN (2/F), STAIRWAY & M. BEDROOM (3/F)	
5	E	31"	100"	SC	GLASS, TP	PAINT	WOOD	PAINT	STAIRWAY (2/F)	a=31"x80" DOOR b=31"x20" FIXED WINDOW
6	D	168"	102"	SC	WOOD, TP	PAINT	WOOD	PAINT	M. BEDROOM (3/F)	WOOD FOLDING GLASS WALL

NOTE:  
1. WINDOW CONSTRUCTION:  
TYPICAL AL=ALUMINUM  
HM=HOLLOW METAL  
OK=OAK WOOD

2. TYPICAL ALL WINDOW TO BE DOUBLE GLAZING WINDOW

3. TYPICAL SILL SHOWN IN DETAIL

4. GLASS:  
TYPICAL CP = CLEAR PLATE  
SG = SHEET GLASS  
CW = CLEAR WIRE  
TP = TEMPERED PLATE  
LG = LEAD GLASS

1 WINDOW SCHEDULE AND NOTES  
N.T.S.

NOTES:  
1. ALL DOORS 1 1/2" THK. U.O.N.  
2. DOOR CONSTRUCTION:  
TYPICAL SC = SOLID CORE  
HC = HOLLOW CORE  
HM = HOLLOW METAL  
AL = ALUMINUM  
OK = OAK WOOD

3. GLASS:  
TYPICAL CP = CLEAR PLATE  
SG = SHEET GLASS  
CW = CLEAR WIRE  
TP = TEMPERED PLATE  
LG = LEAD GLASS

4. TYPICAL: PROVIDE SMOKE & DRAFT SEAL FOR RATED DOORS

2 DOOR SCHEDULE AND NOTES  
N.T.S.

**BEST**  
DESIGN & CONSTRUCTION COMPANY

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San Francisco, CA 94137  
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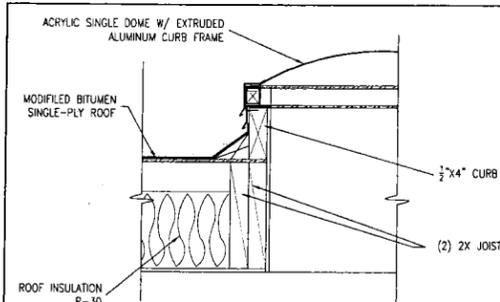
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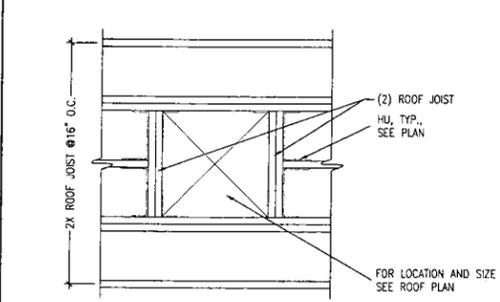
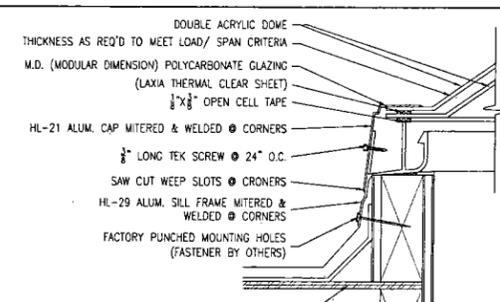
DATE	REVISION
06/2008	SUBMIT FOR SITE PERMIT
06/2009	REVISION

DATE: 10/2007  
SCALE: AS NOTED  
DRAWN BY: YH  
PROJ. NO.: 207172

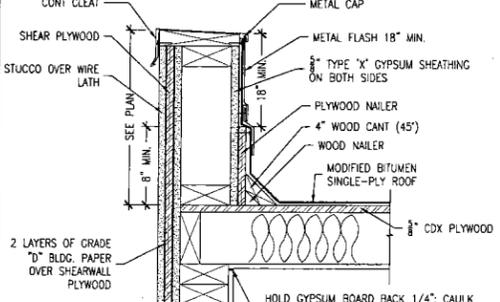
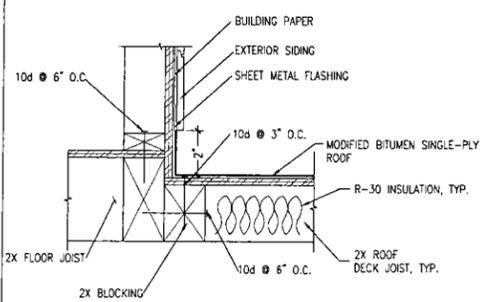
DRAWING TITLE  
SECTION A-A SCHEDULES



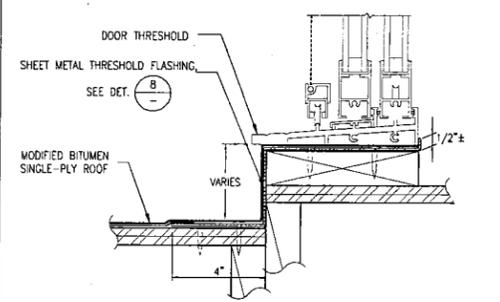
**1 SKYLIGHT DETAIL**  
N.T.S.  
NOTE: FOR FIRE PROTECTED SKYLIGHT, USE 1/2" WIRE MESH GLASS IN LIEU OF ACRYLIC DOME



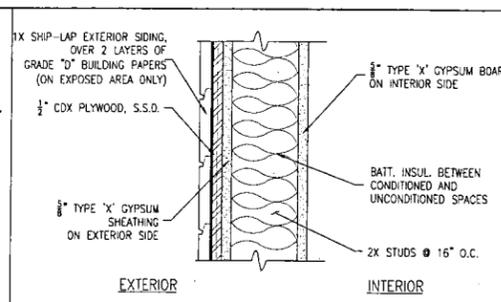
**3 1-HR FIRE RATED PARAPET DETAIL**  
N.T.S.



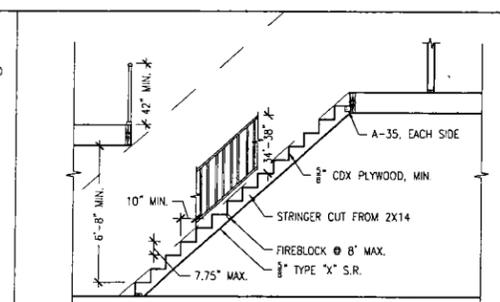
**5 2" OVERFLOW SCUPPER THROUGH CEM. PLAS. WALL MODIFIED BITUMEN SINGLE-PLY ROOFING ON WOOD FRAMING**  
N.T.S.



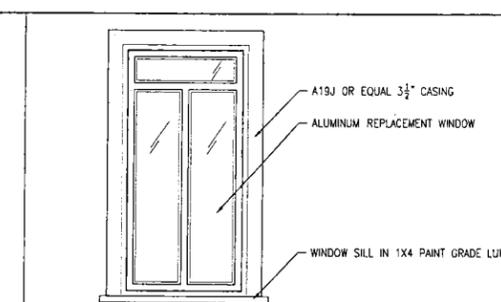
**6 ROOF DECK DETAIL**  
N.T.S.



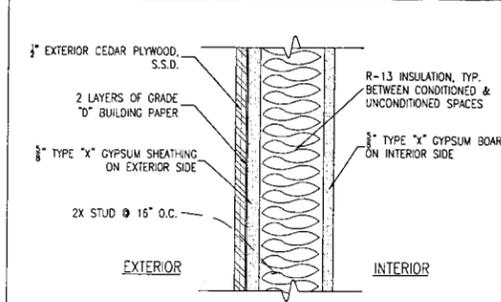
**7 DOOR THRESHOLD DETAIL**  
N.T.S.



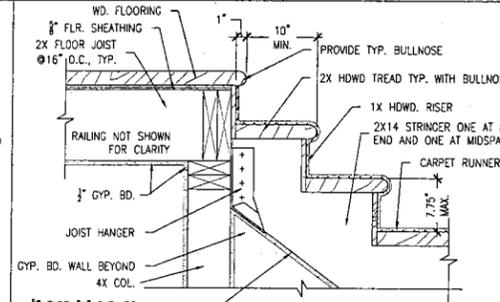
**8 DOOR THRESHOLD FLASHING DETAIL**  
N.T.S.



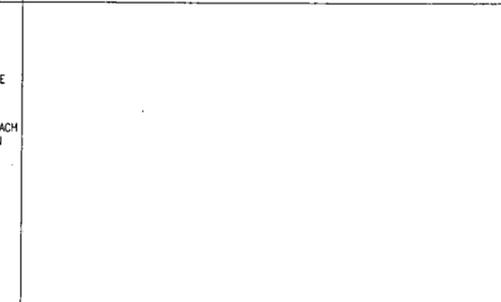
**9 TYPICAL EXTERIOR WALL DETAIL**  
N.T.S.



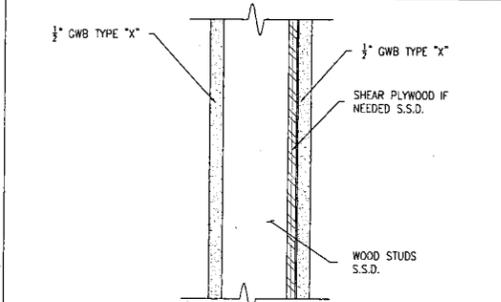
**10 1-HR FIRE RATED EXTERIOR WALL (W/ SIDING)**  
N.T.S. (IGA FILE NO WP 8105)



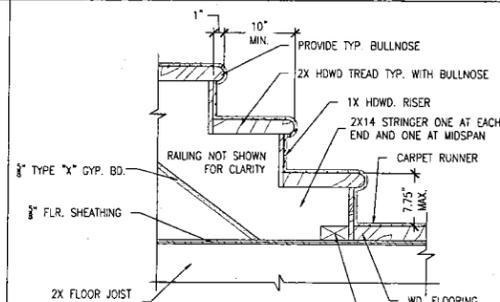
**11 1-HR FIRE RATED EXTERIOR WALL (W/ EXTERIOR PLYWOOD)**  
N.T.S. (IGA FILE NO WP 8105)



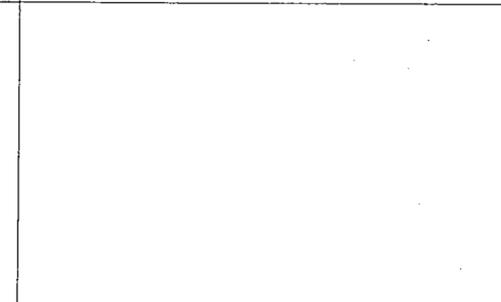
**12 TYPICAL INTERIOR WALL DETAIL**  
N.T.S.



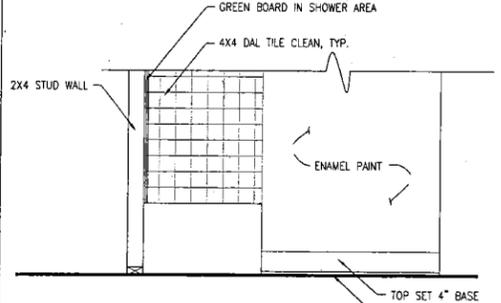
**13 BATH DETAIL**  
N.T.S.



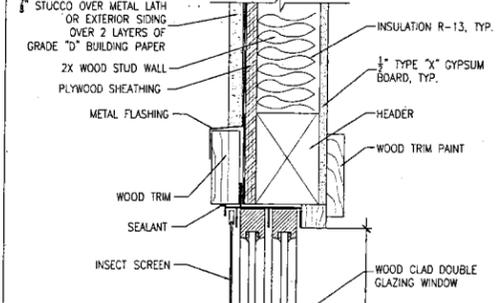
**14 WATER HEATER SUPPORT DETAIL**  
N.T.S.



**15 TYPICAL STAIR CONSTRUCTION DETAIL**  
N.T.S.



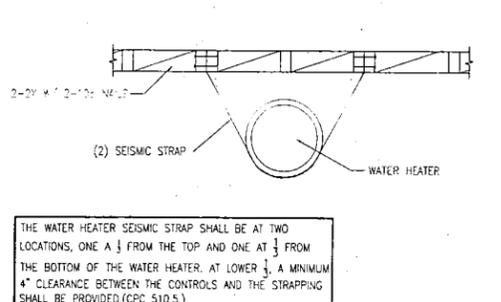
**16 STAIR AT TOP/LANDING DETAIL**  
N.T.S.



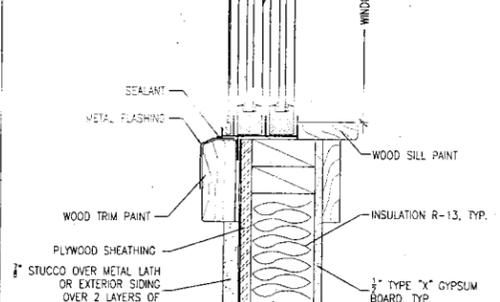
**17 STAIR AT BOTTOM DETAIL**  
N.T.S.



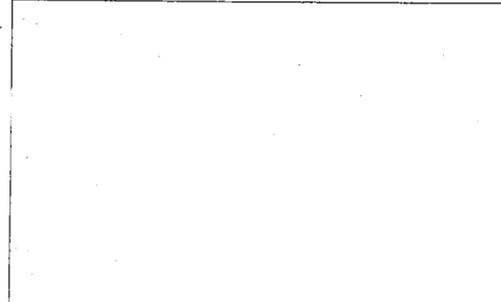
**18 WALL @ WINDOW WITH STUCCO FINISH**  
N.T.S.



**19 TYPICAL WINDOW FINISH**  
N.T.S.



**20 1-HR FIRE RATED EXTERIOR WALL (W/ EXTERIOR PLYWOOD)**  
N.T.S. (IGA FILE NO WP 8105)



**21 STAIR AT TOP/LANDING DETAIL**  
N.T.S.

**BEST**  
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