APPEAL OF IMPROPER CEQA CATEGORICAL EXEMPTION
2417 GREEN STREET PROJECT, SAN FRANCISCO
IMMINENT FOUNDATION & SIDEWALL DAMAGES
TO THE UNIQUE
HISTORICAL RESOURCE AT 2421 GREEN STREET
ENVIRONMENTAL IMPACT REPORT REQUIRED

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FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
SHORING & BULKHEADS
EARTHWORK & SLOPES
CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

January 9, 2018

C&CSF Board of Supervisors
London Breed, President
Legislative Chamber, City Hall, Room 250
San Francisco, CA 94102

Subject: Appeal of Improper CEQA Categorical Exemption
2417 Green Street Project [Block 560 - Lot 028]
Imminent Foundation & Sidewall Damages
To the Unique Historical Coxhead House at 2421 Green
Environmental Impact Report Required

Dear President Breed and Members of the Board:

This report presents facts and professional evaluation of the subject project with respect to CEQA and City design and construction requirements and the consistent failure of the developers to comply with them. Included are results of field observations and attachments of documents and photographs related to the developer's failure to comply with C&CSF's geotechnical engineering standards, and review of plans both approved, suspended, and reinstated that have been submitted to C&CSF's Planning ("Planning") and Building ("DBI") Departments.

I. Introduction

The subject Project is planned to interfere with the well being of the historical Ernest Coxhead residence, designed and built to be the master architect's own home in 1892-1893 at 2421 Green Street. The historical provenance of the Coxhead House has been memorialized in every major book on American Architecture.

The Coxhead House has been declared by the State Historian to be "clearly eligible" for placement in the National Park Service's Register of Historic Places with the nomination accepted for final editing to avoid copyright infringement. San Francisco Administrative Code §31.08(e)3 covers eligibility as an alternative to the District being specified as historic;. The nomination does not have to be completed with placement in the Register to acheive historic status. The entire nomination and declaration of eligibility has been provided to Planning and additional information is being presented to the Board of Supervisors for the appeal of Planning's improper grant of a Categorical Exemption under CEQA.

The subject's interference with the historical Coxhead House takes the form of two major environmental impacts: (1) the Project's new massive envelope will obliterate of views to and from the Coxhead House, and (2) the new excavation to enlarge a 1954 underground garage to house four cars will undermine the historical brick wythe foundation of 2421 Green which have not been accounted for in the permit documents required by C&CSF geotechnical regulations. Both impacts will cause serious irreparable damage to the historical integrity of 2421 Green.

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II. No Categorical Exemption is Available for Activity

CEQA does not allow the 5/16/17 Categorical Exemption Determination (**Attachment A**) for the project. The Coxhead House, with zero setback to the project, is the environment to the west of the project. CEQA, for the following activity and historical resources, provides the following:

> 14 Cal Code Regs §15300.2[c]: "Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."
>
> 14 Cal Code Regs §15300.2[f]: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

Further, the project's alterations to 2417 Green will also cause a substantial adverse change to the historical significance of 2421 Green by physical alteration to the project's envelope by design, and damages to its immediate surroundings due to poor engineering, with construction now underway.

> 14 Cal Code Regs §15064.5[b][1]: "Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." (**Attachment B**)

III. Project's Architect Depicts Changes Affecting Coxhead House's East Elevation

According to official City records, 2417 Green was constructed in 1908, about 15 years following the building of the Coxhead House. In 1956 a garage was added to the eastern portion of 2417 that had no effect on 2421 Green. Although 2417 Green is not a significant historical resource, it did not conflict with the significance of the Coxhead House for more than 100 years.

The architectural drawings for the project, prepared by Dumican Mosey (Notification Set, 4/18/17), show new plans that are drastically modified from the existing plans, that enlarge the west elevation of 2417 Green to block views to and from the east side of the Coxhead house which will, if constructed, materially impair the significance of the historic resource. The 2417 Green project results in a floor area increase of about 1,000 square feet; the architect deliberately chose not to use grid lines on the plans to obscure the increases, so they are not readily apparent.

The enlargement of the 2417 Green project's four story envelope on the building's south side may be seen in plan view by comparing the "Existing" floor plans with "Proposed" floor plans. For clarity in illustrating the planned increases in extent from the "Existing" floor plans, the "Proposed" floor plans are annotated with red lines where the southern edges of the "Existing" floor plans would be if they were superimposed on the "Proposed" (**Attachment C**).

The 2417 Green architectural sidewall elevations that are said to show a comparison between "Existing" and "Proposed" floor plans again suffer from lack of grid lines plus superposition of demolition areas (instead of creating separate drawings from the CAD files). Areas of 2417 Green enlargement that affect the historic Coxhead House are highlighted in yellow (**Attachment D**).

The architects (and Planning) failed to recognize the historical significance of the Coxhead house and the project's material impairment upon the significance of the historic resource.

IV. CatEx Determination Failed to Identify Historic Resource and its Location

The 5/10/17 CatEx Determination by the Planning Department, prepared without any solicitation from the owner of the Coxhead House, failed to recognize the immediately adjacent historic resource (unchecked box in Step 3 that required Step 5 "Advanced Historical Review" which was ignored by leaving it blank) and its location in a City mapped landslide zone (unchecked box in Step 2) per DBI map (see Attachment I). Among other defects, the Determination states: "Project will follow recommendations of the 1/12/17 Divis Consulting preliminary geotechnical report" when that document contained no relevant geotechnical data and no recommendations pertinent to the brick foundations of the immediately adjacent historic resource required by the 2016 SFBC. However, there is something informative in the Determination, that the 1/12/17 Divis boilerplate document has one piece of area specific information, which is showing the project site on a portion of the DBI landslide map. And, the developer represented to DBI that Divis published a geotechnical investigation report on 4/8/17 (date before the Determination) for both P/A 2017.0511.6316 (suspended and reinstated under P/A 2017.1004.0114) when according to C&CSF no such report exists (see Attachment F).

The CatEx Determination (Attachment A), prepared by Planning's Shelley Caltagirone and Jean Poling, also includes a completed Preservation Team Review form which relies on a report by Tim Kelley. None of these people are licensed architects and they are obviously unfamiliar with CEQA's historic resource provisions so it is understandable that they do not know what they are talking about when they refer to the project as not being designed by a "master architect" or not designed in the "First Bay Tradition" when the forefather of the Bay Tradition was Ernest Coxhead who designed and built his own home contiguous with the project. There is no architect trained in the Bay Area who does not know of the significance of the Coxhead House at 2421 Green. The preservation mess, soils report mix-up, and the failure to check the box in Step 2 demonstrates a lack of knowledge by Planning of architectural and geotechnical issues, particularly those related to undermining of the Coxhead House foundations, that resulted in their improper CatEx Determination.

V. No Topographic and Boundary Survey Has Been Performed

An instrumented land survey by licensed professionals is absolutely essential for projects built on hillsides that are immediately adjacent to existing structures owned by others. When a project is proposed to be built on a hillside common property line, spot elevations of the foundations of adjacent structures are surveyed and shown on a map prepared by a licensed land surveyor or a civil engineer (as required by the 2016 SFBC) that was licensed before 1/1/1982 and before number 33,965 (B&P Code §6731[g]); such professionals also have the right-of-entry; Civil Code §846.5.

Nevertheless, the project's engineer (Christopher Durkin, licensed on 1/26/2007 number 71,064), prepared drawings for construction showing excavations on the 2417 Green property up to the zero setback property line with the Coxhead House foundation without any land survey information whatsoever and without a geotechnical investigation submitted to the City by the owner/contractor Patrick Durkin. Furthermore, without land survey data being known, it would be impossible for the owner to provide the protection required by 2016 SFBC §3307 and written notice of excavation to the adjacent landowner required by Civil Code §832 as contained in 2016 SFBC §3307 as well as basic compliance with 2016 SFBC §1803.5.7 "Excavation near foundations" (**Attachment E**).

VI. There is No Geotechnical Data to Justify a Foundation Permit

Planning, in their 5/16/17 CatEx Determination (Attachment A) refers to recommendations contained in a "preliminary geotechnical report" by Christian Divis on 1/12/17, which is the first of two documents Divis prepared for the project. There is no report of geotechnical investigation as required by regulations although the developer (based on the engineers) represented to DBI that there was such a report having a date of 4/6/17. The 1/12/17 document is a compilation of word processing boilerplates and Internet print-outs, it has no information derived from a true investigation of the site which is required by C&CSF regulations. The "recommendation" for using soldier piles to underpin foundations that Planning believes should be followed is totally absurd for use with two brick foundation buildings touching on a common property line; it is a boilerplate for design of drilled shoring along an intended open excavation. The second document prepared by Divis is a letter dated 5/10/17 where Divis reassures DBI (even though there is no report of geotechnical investigation) that he has reviewed the drawings and they relevant to the project, where (although he does not seem to know) excavating in dune sand under brick building foundations constructed on a steep slope 125 years ago is, to say the least, problematical.

Personal experience (Karp 2009*a*) with the Casebolt House (San Francisco Landmark 51) at 2727 Pierce, property also contiguous with both 2417 and 2421 Green, is that grouting is not feasible due to the large percentage of soil material finer than 200 sieve. The option for the intended 2417 Green project is to work on the adjacent property (reinforcing bars are shown drilled into 2421 Green, see Attachments G & J). which requires written permission and a permit obtained by the neighboring owner that is very unlikely to ever happen. P/A 2017.0511.6316 included the improper 5/10/17 review letter but a permit was issued for foundation replacement on the property line even though no report of geotechnical investigation was ever turned into C&CSF as required by regulations (see Attachments E, F & J). The 5/10/17 letter by Divis is a breach of the standard-of-care for geotechnical engineers in California, it is negligent and misleading because the drawings are incompetent and if he actually looked at them he should be aware of their deficiencies (see Attachment I) and if Divis cannot see that, he should not be licensed. After suspension due to a NOV, P/A 2017.1002.0114 was filed for reinstatement using the same 5/10/17 letter from Divis referring to a non-existent report in title only, there are no shoring and underpinning specifications, no drawings, and no details (for particulars. see Attachment I). The Divis signed documents are grouped together so the gap that should be filled by the regulation geotechnical investigation report can be seen to be missing between the boilerplates and the approval letter, with the last document being the relevant page from DBI's Soil Report Index showing nothing for Block 560 - Lot 28 (or Lot 27) (**Attachment F**).

VII. Project's Civil Engineer Failed to Properly Represent Neighboring Foundations

Following the issuance of the 4/18/17 Dumican Mosey drawings showing the blocking of a portion of the historic Coxhead House, without shoring/underpinning/foundation specifications or details, on 5/11/17 the owner/contractor of 2417 Green, Patrick Durkin, filed Permit Application 2017.0511.6316 with the project description being "replace deteriorated basement wall", construction valuation $100,000. The construction work shown on the drawings was piecemealed from the entire project as shown on the architectural drawings showing the entire project

Review of Christopher Durkin's drawings, dated 4/15 and 5/5/17, reveals that it is CAD adapted from the Dumican Mosey architectural drawings with specifications taken from a "Mercury Engineering" drawing (for an unrelated project). Neither the architect's drawings nor the Engineer's drawings have any survey data showing the actual depth and structural composition of the Coxhead House foundations and alarmingly no foundation details have been developed and provided, obviously because the demolition and construction is planned to be on a trial and error basis, to the extreme detriment of the contiguous historic resource.

Having been involved with shoring and underpinning design and construction in San Francisco since the 1950s, it is obvious to me that the 5/5/17 drawings (i.e. Sheet S4.1) were faked to show the foundations for the contiguous 2421 Green extending much deeper into the ground than the garage expansion at 2417 Green.

Considering that the new garage expansion is at the same level as the existing garage at 2417 Green, and the 2417 garage level's elevation is easterly and steeply downhill from 2421 Green, it is not possible that the existing foundations of 2421 extend as deep as shown. Inspections and photographs by the under- signed (Civil Code §846.5) along the property line (**Attachment G**) reveal that the brick foundations of the Coxhead are tall and not anywhere as deep as shown on the 5/5/17 drawings.

In 1893 the height and depth faked on the drawings would never have been accomplished for tall brick foundations. Three Permit Applications (**Attachment H**) are involved with a back and forth process between suspension for NOV's and reinstatement which occurred basically due to the improper CatEx Determination which give the developer permission to do anything he wanted. Without the data from an instrumented ground and foundation survey (and the "exploration" results from P/A 2017.0428.3654 if there are any), the drawings submitted with P/A 2017.0511.6316 and P/A 2017.1002.0114 could only have been faked just as they appear because there is no land survey or geotechnical investigation (see annotated excerpts from the permit drawings, Attachment I).

The notes and specifications drawing (S1.0) was apparently part of drawings prepared by Mercury Engineering whose name was not fully removed indicating their improper use and poor project coordination. There is on file, as part of the drawing submittal, a "plan review" letter dated 5/10/17 prepared by engineer Christian Divis, which states compliance with a report he prepared on 4/6/17. The City does not have any investigation report because none was filed and there is no chance that it would contain anything useful because the date noted by Divis was 5 days before the exploration permit (2017.0411.3654) was issued. Sheet S1.0, which has a note referring to a mythical 4/6/17 report, does not have any specifications for underpinning and shoring or any other protection for the adjoining properties as required by law (see Attachments E & J).

P/A 2017.0511.6316 was for the purpose of forging ahead with the horizontal expansion shown on the architectural plans without proper CEQA review, piecemealing the foundation away from the intended 2417 Green envelope expansion using "repair of a deteriorated foundation" as an excuse. SFDBI Permit Tracking (see Attachment H) shows the documents submitted with P/A 2017.0511.6316 did not officially pass though Planning and engineering; foundation detailing was deferred to the future by the use of a note on Sheet S4.1 and rubber stamp affixed by the DBI (see notes below for Sheet S2.1).

VIII. The Engineering Drawings are Totally Deficient in Data and Design

The following (**Attachment I**) are summaries specific to the 4/10 and 5/5/17 Durkin drawings submitted to DBI with P/A 2017.0511.6316 (and 2017.1002.0114, see Attachment H) that are missing data and engineering necessary by convention, and compliance with regulations adopted to protect neighboring properties from catastrophic collapse or damages from loss of lateral and subjacent support due to undermining of supporting foundations while excavating.

Sheet S1.0: Cover sheet, notes, standard details. Notes 22, 23 and 24 discuss excavations and protection of property and attribute responsibility to contractor. Sheet by Mercury Engineering was/is for another project, Sheet has no foundation underpinning and shoring specifications.

Sheet S1.1: Miscellaneous details and Special Inspection sheet filled out by contractor. Provides for "geo-engineering".

Sheet S2.0: Schematic site plan. No topographical lines of equal contour, no spot elevations, no reference to a topographical survey ever having been performed.

Sheet S2.1: Apparently recognizing the potential for undermining neighboring foundations and the required protection under 2016 SFBC §3307, DBI has affixed a rubber stamp on Sheet S2.1 which reads as follows:

> "Where underpinning of adjacent property is necessary, complete details must be approved by the department of building inspection before excavation begins. Notify adjoining property owner in writing of proposed excavation as required by law - Sec. 832 Civil code, State of California. All underpinning to be supervised by Registered civil engineer including temporary shoring and sequence of operation."

Sheet S2.2: Shows (in plan) most of building area being excavated for new garage (enlargement of about three times of what now exists), and called "Basement". See comments below for Sheet S4.0.

Sheet S4.0: Shows longitudinal sections, not oriented on drawing looking north or south or by conventional grid lines but from Sheet S2.2 sections appear to be looking south. Shows most of the ground below the 2417 building excavated below the existing garage. Evaluation: This drawing essentially depicts, if the viewer recognizes the depth of the adjacent buildings are faked, that the project will relieve lateral and subjacent support for 2421 Green unless the existing foundations for 2421 are drastically changed.

Tall brick foundations on property lines across steep slopes are unstable and very difficult to underpin which means extensive shoring, removing the brick, and replacing the brick with reinforced concrete. This could trigger code requirements for complete seismic and energy retrofit of the building. This would destroy the valuable original construction of historical 2421 Green even before blocking the east wall of 2421 Green. The alternative is to conceal the damages from the owner of the Coxhead House.

Sheet S4.1: Shows three transverse sections through 2417 and partially through the neighboring buildings that are not oriented ("looking north" or "looking south") but their orientation can be determined from the plans and the elevation (north) that shows the slope of Green Street and the location of the existing garage. Totally lacking in detailing of underpinning and shoring of the foundations of the Coxhead House required by 2016 SFBC §3307, 1803.5.7. The following discusses the three specific sections shown on Sheet S4.1:

> (Existing) Transverse Section, 1/S4.1:
> Shows narrow existing garage foundation for 2421 on the opposite side (west) extending downward to the bottom of the garage without any elevations or details (working depth not identified. Shows a brick foundation on 2417 (at the property line) extending down to about midpoint of the garage height. The brick foundation shown on the property line has no basis for being there. There are no references to underpinning details.

(New) Transverse Section, 2/S4.1:
Shows new garage, widened from existing, no new or old width dimension, height 7'-5" (lower than existing). [garage wall that is being removed is not deteriorated, it is relatively new (personal observation) and permit record indicates it was built in 1954. P/A refers to deteriorated basement wall but that wall whatever its condition is much higher than its replacement. Evaluation: The section also shows a new retaining wall and footing along property line with 2421 that will, without underpinning and shoring, impair lateral and subjacent support to 2421 if it exists and is removed. Furthermove, this drawing shows reinforcing bars from the new wall cross the property line and go into the 2421 Green building.

(New) Landscaping Site Wall [section], 3/S4.1:
Shows extensive excavation and new construction along property line of 2421. Although not oriented by reference on the Sheet, the section is cut on S2.1 as looking north (switch from other transverse sections on Sheet S4.1 which are looking south).

Untitled Sheet: A "plan review letter" dated 5/10/17, having false information that appears to have influenced the plan checker for P/A 2017.0511.6316 having a date for a report that does not exist (see Attachment F). It is a departure from the engineering standard-of-care for any engineer to bless drawings and falsify information that will affect adjacent property owners without site specific geotechnical data, a land survey map, and foundation details.

Annotated portions of the drawings (Attachment J) depicting the conditions noted above were part of the submittal that was permitted under P/A 2017.0511.6316 that followed CatEx, which was suspended but reinstated with P/A 2017.1002.0114 after removal of a small portion of new wall at the southwest corner of 2417 Green (deceptively, not the part that actually extended 2417 Green which would undermine 2421 Green as that foundation is misrepresented). Obviously the wall can be extended upward later. It is very important to note that to solve a Notice of Violation (NOV) for the concrete wall that is shown on the architectural drawings to be outside (North-South) the original footprint of 2417 Green was supposed to be removed from the project; but what engineer Durkin did to resolve the NOV was to modify a portion of the drawing, Section 3 on Sheet S4.1, with P/A 2017.1002.0114 (Attachments E & I), and cross out only the concrete wall easterly and away from the property line and leave its and the other foundation to be constructed against the brick foundation of 2421, without any evidence that the foundation is lower (that is actually as shown in external photos and Sheet S4.1 to be higher (see Attachment G). This is a deception sold to DBI as the wall remaining against 2421 can be used directly to horizontally and vertically enlarge the envelope of 2417 Green or the deleted wall can be extended upward after the brick is undermined. Although demolition and excavation have commenced, none of the detailing required by the rubber stamp on Sheet S2.1 (and required by 2016 SFBC §103.5.7) has been filed with DBI and it is important to note that with P/A 2017.1002.0114 there were still no foundation information and details included. On-site subsurface and surface drainage is always noted as being "by others".

IX. Coxhead Foundation will Lose Lateral & Subjacent Support by the Project

Proceeding without existing foundation information and details for new construction using a trial and error procedure will result in undermining of the brick foundations of 2421 Green because it can be seen in the field that the new foundations for 2417 will be below the bottom of the existing foundation of the Coxhead House (photos, Attachment G).

The soils of Block 560 are generally dirty dune sand of varying depths (Karp 2009, Herzog 1997, Trans Pacific 1987). Dune sand relieved of confinement runs suddenly and can cause structural collapse rapidly if not carefully shored. Chemical grouting is now prohibited in California and cement intrusion grouting will not work due to the high percentage of fines in the sand. There are no elevations, details, or procedures on the Durkin drawings to prevent ground failure, contrary to law (Attachment I).

X. The City has Standards for Geotechnical Investigations required by Regulations.

Coupled with the failure of Planning to recognize the historic resource and to secure a proper investigation of the architectural and engineering aspects of the 2417 Green project site, instead of causing the developer to address well known site specific data and maps produced by agencies of the City & County of San Francisco (**Attachment J**), Planning enabled the developer with a faulty CatEx Determination and then approving drawings allowing damages to an historic resource. Note documentation, such as 2016 SFBC §3307 "Protection of Adjoining Property" incorporating Civil Code §832 (duty to maintain lateral and subjacent support) and §1803.5.7 "Excavation near foundations." Besides those regulations (Attachment E), DBI's "Geotechnical Report Requirements" (for permits), and the Ordinance, San Francisco's 2008 Slope Protection Act which includes maps such as URS/Blume's map "Landslide Locations-San Francisco Seismic Safety Investigation-Geologic Evaluation"; "Figure 4", which although old, has been modernized for clarity into a wall poster at the second floor of SFDBI (as noted in DBI's "Geotechnical Report Requirements") showing the project site is within zones marked "Areas of Potential Landslide Hazard" (City mapped zones of instabilities).

It is irrelevant what is supposed to be or what will be in a future slope protection map that may or may not be required to be followed. First, to a practicing geotechnical engineer all information must be considered so all landslide maps are valuable as they will lead to further investigation and second, the Slope Protection Act is a C&CSF ordinance that cannot be changed without action by the Board of Supervisors. For those who argue for self serving purposes that there is no official SPA in effect at this instant so no consideration of slope protection is necessary, SFDBI engineers and design professionals who work in San Francisco are well aware that posted on the wall on the 2nd floor of 1660 Mission Street, the Plan Review Station of SFDBI, as information available for everyone, are color enlargements of both the 1974 URS/Blume map and its 1987 successor which shows every block and lot in the City (part of Attachment I) as well as the 2008 Seismic Hazard map (which covers landsliding and liquefaction potentials due to earthquakes) and they are all noted in the C&CSF "Geotechnical Report Requirements (later part of Attachment J). Planning should have recognized that the 1/12/17 "preliminary" report they refer to in their 5/16/17 CatEx Determination was just word processing boilerplates with the singular exception (which should have triggered a warning to the engineer about a lack of shoring and underpinning on the drawings) that a portion of the 1987 DBI map showing the site was in a mapped landslide area was included (Attachments E & J).

XI. The Project's Engineers have Breached their Duty to the Public

Drawings Divis supposedly reviewed have no specifications/for shoring and underpinning. By law, bedrock support has to be determined by exploration. It has been 7½ months since the permit was issued and the owner/developer and his engineers have not complied with the laws concerning a demolition permit and protection of adjoining property. They have provided incompetent drawings

and have proceeded in a manner where several Notice of Violations have been issued. An EIR must be ordered which will force the owner/developer to comply with CEQA to preserve the historic resource without damages. For the EIR, the owner/developer will have to commission a a boundary and topographical land survey and a proper geotechnical investigation to determine ground characteristics, the positions of the neighboring foundations, depth to bedrock, and other data required by San Francisco regulations.

XII. The Project's Developer has Circumvented City Regulations

The City adheres to constantly revised but strict geotechnical report requirements (Attachment J) which were ignored by the developer and his engineers and served to enable Planning to ignore the statutory regulations and skip over what is supposed to be performance for the public good. First, at the prodding of the developer, Planning issued a faulty CatEx Determination and second, Planning approved every single drawing that was put before the department no matter how damaging to the uphill neighbor was shown.

After neglecting to research the historic surroundings to the 2417 Green project, Planning failed miserably, apparently because of misrepresentation provided or undue influence, to request and secure the most fundamental technical information necessary to properly assess the geotechnical engineering aspects of the project. A proper report of geotechnical engineering investigation would absolutely be required for any excavation and grading project where there will be excavations into a very steep slope under a 125 year old building with brick foundations within a mapped landslide area. The 1/12/17 compilation of boilerplates and Internet print-outs (with only a specious "plan review letter" after that with nothing in between), the compilation did not include even a schematic site plan showing the proximity of the buildings, even without topography and let alone anywhere close to compliance with regulations (Attachment J). Planning, even without recognizing the historic resource in the immediate surroundings of 2417 Green, shirked their duty by not insisting on a geotechnical investigation report that minimally followed the regulations (Attachments E & J) before issuing their CatEx Determination.

XIII. The Architectural and Engineering Drawings are Deficient in Data and Design

The defect summaries (Attachment I) specific to the 4/10 and 5/5/17 Durkin drawings purportedly showing engineering for the site and building substructure submitted to the City with P/A 2017.0511.6316 (and then 2017.1002.0114 reinstating 6316) could be enlarged to fill a book of how to deceptively, and improperly, design the critical portion of a project, where the buildings have zero setback from a common property line, without even considering the uphill building is an historic resource (essentially the job of Planning before the project gets to the building department). Most cities have trained architects and planners on staff that would instantly recognize the historic importance of the Coxhead House. The fact that the architectural drawings were intentionally deceptive (no grid lines, no orientation of compass direction on elevations and sections, incomplete superposition of an illustration of the new building envelope upon the neighbor's building, ignoring the importance of the Coxhead House, failure to insist on a land survey and proper geotechnical investigation, depicting deep foundations for 2421 Green without any evidence, omitting a site plan showing spot elevations and other topography and drainage) is no excuse for the Durkins submitting universally deceptive and faulty civil engineering documents for building permits. Fundamentally, all that is needed to know is that the drawings (e.g Detail 3, Sheet S4.1) show a critical new foundation on 2417 Green that crosses the property line to be anchored in the 125 year old brick foundation of the Coxhead House (Attachments G & I). For construction, the architectural drawings were superceded by

the engineering drawings which are incompetent for evaluating potential damage to others. The intent of the Slope Protection Act (Attachment J) and data exists for the public at DBI (e.g last page of Attachment F) and all of it is important to consider by all geotechnical engineers; it is grossly incompetent to issue a plan review letter (5/10/17) enabling the building department to gloss over City regulations. In Planning's CatEx Determination, the 1/12/17 Divis compilation was referenced on 5/16/17 without regard to the fact that nothing serious about the project was in the compilation but should have been because the City's report requirements stress site specific slope and grading information as does the Slope Protection Act. Planning intimated in their CatEx Determination that the project site was investigated when it was not. Planning ignored their own map, which is posted in Planning's lobby, showing slopes more than 20%.

It is incomprehensible why Planning regarded the boilerplates and Internet print-outs as being the geotechnical investigation report required for mapped potential landslide area (which map was in the 1/12/17 document) and issued the CatEx Determination without question. For the purpose of CEQA and DBI, the 1/12/17 report is grossly superficial and defective and that should have been noticed by Planning, but they enabled DBI so the regulations fell by the wayside. It is also incomprehensible why Planning (Christopher May) approved the first set of drawings (P/A 2017.0511.6316) and then approved the second set of drawings (P/A 2017.1002.0114) to reinstate the previous P/A when the changes made to the drawings had nothing significant to do with curtailing the horizontal extension of the building and increasing the envelope to block air and light from 2421 Green (Attachments G & J).

In Planning's CatEx Determination, nobody licensed as a design professional gave references for the Determination (that there was "no possibility" of environmental impact) that was granted after a superficial inquiry by staff. Planning should have known the compilation report did not approach minimum ASCE Standards for site investigations (ASCE 1976) and of course DBI's report requirements (Attachment J) which are primarily directed to excavations and grading of slopes and foundations in slopes, and they do not meet standards set forth in the California Building Code as adopted to be the San Francisco Building Code tri-annually by C&CSF. Notably, the 2016 CBC/SFBC introduces (the bar in the margin indicates the regulation was adopted since 2013) a new separate section, §1803.5.7 entitled "Excavation near foundations." (Part of Attachment E) which is so important to this matter that it must be quoted.

> §1803.5.7. "Excavation near foundations. Where excavation will reduce support from any foundation, a registered design professional shall prepare an assessment of the structure as determined from examination of the structure, the review of available design documents and, if necessary, excavation of test pits. The registered design professional shall determine the requirements for underpinning and protection and prepare site-specific plans, details and sequence of work for submission. Such support shall be provided by underpinning, sheeting and bracing, or by other means accaptable to the building official."

There is no site plan in the 1/12/17 compilation adopted by Planning. There was no geotechnical investigation. There are no diagrams and observation/test results of rock and soil in the permit documents. Steepness of the site is not addressed and there is nothing about existing foundation depths on the common property line and ground characteristics such as density and grain size and groundwater. The drawings have ridiculous notes on them e.g. "drainage by others"; like who other than the construction permit holder, Planning? There are no recommendations for design and construction of foundation protection for the historic resource relevant to the brick foundations and in-situ dune sand. Why would Planning approve the drawings, and do that multiple times?

The exemption for an activity specifically does not apply if the activity may have an impact on an environmental resource of "hazardous or critical concern where designated by, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies." 14 Cal Code Regs §15300.2(a) (Attachment B). The regulations prohibit approval without compliance with them (Attachment J).

Locations in potential landslide areas (as the site is situated) are usually especially meaningful for geotechnical engineers where landsliding is likely to occur in steep slopes that are proposed for excavation and grading. Competent engineers recognize the very real potential loss of lateral and subjacent support on hillsides for land above, and, as change in groundwater regime accompanies excavation, as being critical. Geotechnical maps are as precise as can exist under standards for such engineering, and as the area marked for potential landslides has been on the maps for more than 40 years makes the point of CEQA being particularly applicable for the subject project.

XIV. CEQA Prohibits "Piecemeal" Projects Resulting in Cumulative Effects

Planning's CatEx Determination circumvents cumulative and compound evidence of requirements for an environmental review for this project, and presentation of the project (and handling by SFPD) which is obviously a CEQA prohibited "piecemeal" approach, 14 Cal Code Regs §15303(a), to a project that is intended to follow the architectural drawings that show, even though they are deceptive to the casual viewer, extension of the envelope of 2417 Green to block air and light and view to and from the Coxhead House. Planning has no qualified staff to opine on the integration of architectural and engineering aspects of the project (there are no licensed architects or engineers or other licensed design professionals such as land surveyors on staff). Licensure, not fancy in-house titles to give importance and supplement wages, is evidence of qualification under California's Business & Professions Code.

XV. The City Must Order an EIR

This report is based on evidence contained in the records of San Francisco's City Planning Department that has been either ignored, misinterpreted, or misunderstood. The record, considered in its entirety, contains substantial evidence to support a fair argument that the project may have a significant effect on the environment that can only be avoided by scaling back the 2417 project to eliminate any encroachment into the air space along the east elevation of the Coxhead House.

The initial permit for construction, issued 2 days after Planning's Categorical Exemption Determination", was based on drawings that did not contain designs based on the regulations codified and required by the City & County of San Francisco. One of the reasons the drawings were approved for construction is that Planning pre-approved the architectural design and then approved the engineering drawings for 2417 Green, by signing rubber stamp imprints on the drawings, that authority based on a faulty Categorical Exemption Determination which effectively removed any environmental review of the surroundings, particularly the Coxhead House which Planning gave no recognition, which happened to be a contiguous and uphill historical resource. Those regulations are for the purpose of protecting neighboring properties; they were garnered from a history of more than 100 years of problematical property line construction projects.

This project requires an environmental review of the 2417 Green project. An EIR will report on the planned architectural interference with the appearance and function of the historic resource, and the EIR will report on the engineering defects in preserving and protecting the the historic resource.

XVI. Summary & Conclusion

In my professional opinion, gathered by over 50 years involvement in geotechnical (soil and foundation) engineering in San Francisco, if the subject project is implemented without a proper and complete environmental review, which only an independent EIR under CEQA can provide, there is a severe potential for significant environmental impact to result from the project which will be cumulative.

The potential exists during construction of foundations for the underground garage and basement for 2417 Green and the cumulative impacts of altering and enlarging the building envelope of 2417 Green to obstruct views to and from the contiguous resource, the Coxhead House at 2417 Green and to irreparably undermine and damage the foundations of this historic resource.

If development of 2417 Green were to proceed, it must be scaled back and adjusted to be compliant with the neighborhood consistent with recognition by the City of the historical value of the Coxhead House. A full, competent engineering design, based on the C&CSF regulations, must be completed to be reviewed by experts within an Environmental Impact Report ordered by the Board of Supervisors.

Yours truly,

Lawrence B. Karp

List of Attachments

A. CEQA Categorical Exemption Determination with Preservation Team Review Form (annotated with highlights of questionable entries)

B. CEQA (14 Cal Codes Regs §15300.2[c & f]) re: Categorical Exemptions prohibited for projects with significant environmental effects and historic resources, CEQA (14 Cal Codes Regs §15064.5[b][1]) re: Alteration to historical resource or to immediate surroundings such that the significance of an historical resource would be materially impaired, and California Office of Historic Preservation re: CEQA: "Historical resources are considered part of the environment and are subject to review under CEQA."

C. Architectural drawings for "Existing" and "Proposed" floor plans for 2417 Green, with "Proposed" plans annotated with red lines showing the extent of the horizontal additions that block views to and from the Coxhead House.

D. Architectural drawings for "Existing" and "Proposed" sidewall elevations for 2417 Green, with "Proposed" plans annotated with yellow highlighting showing the locations where the "proposed" increase in the 2417 Green envelope encroaches into the "Existing" views to and from the Coxhead House and showing where the brick foundations of the Coxhead House are in peril from the 2417 construction.

E. Sections from the 2016 City & County of San Francisco Building Code: §3307 "Protection of Adjoining Property" incorporating Civil Code §832 (duty to maintain lateral and subjacent support) and §1803.5.7 "Excavation near foundations." (Registered design professional must assess structure and prepare site specific plans for underpinning and protection plans and details with sequencing for submission to the building department.)

F. All paperwork generated by Christian Divis: 1/12/17 "Preliminary" report (boilerplates and Internet print-outs) that Planning depended upon for their 5/16/17 CatEx Determination, 5/10/17 plan review letter, and page from DBI Soil Report Index showing no Divis report of geotechnical investigation on file with the City (P/A submissions state there is a 4/8/17 report of geotechnical investigation but there are no indications on the drawings of underpinning and shoring as required by SFBC §1803.5.7.

G. Photographs of Coxhead House brick foundations, excavation past the brick foundation for 2417 Green, and enlargement from a 5/5/17 drawing, Sheet S4.1, for 2417 Green showing new foundation for 2417 Green used to extend the building horizontally has been modified to show, supposedly, the wall is being deleted, but the wall against the neighbor, and actually below the foundation of the Coxhead House, is left in place to extend the building later. This deception, under P/A 2017.1002.0114, satisfied Planning and DBI

H. 2417 Green's Permit Applications to DBI: 2017.0411.3654 (exploratory excavations), 2017.0511.6316 and 2017.1002.0114 (based on 4/10 and 5/5/17 drawings submitted with applications which have been suspended and reinstated).

I. Excerpts of drawings by Engineer Durkin the owner/developer Durkin submitted for permit. The drawings do not have any specifications or details for protecting, underpinning and shoring or bracing the neighbor's building as required by 2016 SFBC §3307 "Protection of Adjoining Property" incorporating Civil Code §832 (duty to maintain lateral and subjacent support) and §1803.5.7 "Excavation near foundations." A detail shown on Sheet S4.1 shows a proposed foundation for 2417 Green encroaching into the neighboring property by being anchored past the property line.

J. DBI's "Geotechnical Report Requirements", includes SBBC's Slope Protection Act which refers to maps such as the original URS/Blume's map "Landslide Locations-San Francisco Seismic Safety Investigation-Geologic Evaluation, Figure 4" (and "successor maps"), which although aged, has been modernized for clarity into a wall poster at the second floor of SFDBI (as noted in the report requirements"), color coded "Blue: Outline of Slide Areas and Red: Areas of Potential Landslide Hazard" showing the project site is within a "Potential Landslide Hazard Area" (City mapped zones of instabilities); and C&CSF 1987 map showing all blocks and lots color coded "red" for landslide areas

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

Project description for Planning Department approval.

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

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; .; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class___**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☑	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the*

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☑	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	**Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.</u>	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling Date: 2017.03.20 16:45:46 -07'00'	
No archeological effects. Sponsor enrolled in DPH Maher program. Project will follow recommendations of 1/12/17 Divis Consulting preliminary geotechnical report.	

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

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

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

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

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource** (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*** (*specify or add comments*):

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

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

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**
	Planner Name: Shelley Caltagirone **Signature:** Shelley Caltagirone Digitally signed by Shelley Caltagirone Date: 2017.05.16 13:44:01 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/4/2017

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

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

DATE OF PLANS UNDER REVIEW:	2/10/17

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Historic Resource Evaluation report prepared by Tim Kelley Consulting, April 2017 Proposed Project: Expansion of garage; 3 story horizontal rear addition; alterations to front facade and roof; excavation and foundation replacement; lowering building; and interior remodel. The project appears to be a de facto demolition per PC Section 1005(f).

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

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ◉ No	Criterion 1 - Event: ○ Yes ◉ No
Criterion 2 -Persons: ○ Yes ◉ No	Criterion 2 -Persons: ○ Yes ◉ No
Criterion 3 - Architecture: ○ Yes ◉ No	Criterion 3 - Architecture: ○ Yes ◉ No
Criterion 4 - Info. Potential: ○ Yes ◉ No	Criterion 4 - Info. Potential: ○ Yes ◉ No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

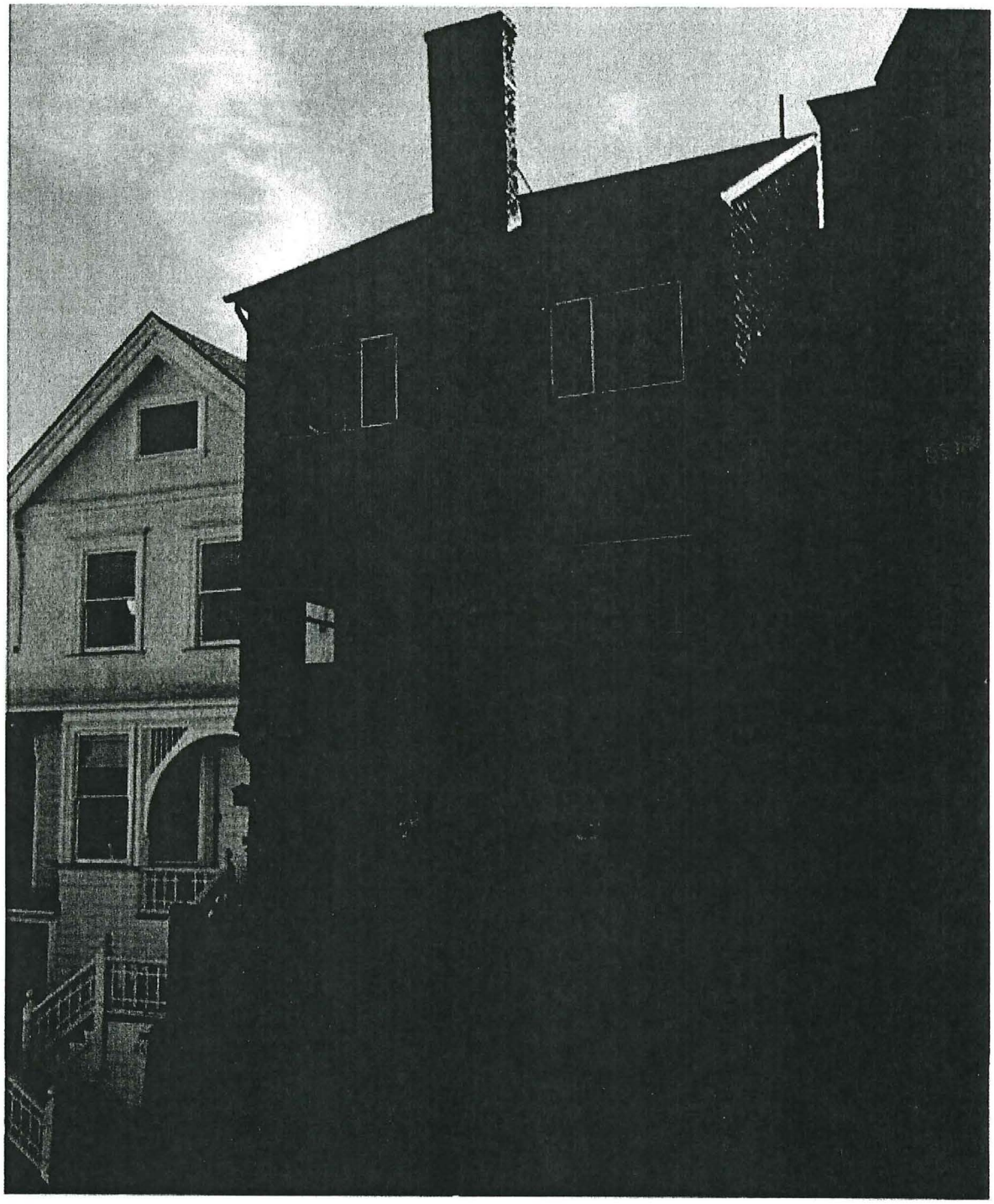
Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	◉ N/A
CEQA Material Impairment to the individual historic resource:	○ Yes	◉ No	
CEQA Material Impairment to the historic district:	○ Yes	◉ No	
Requires Design Revisions:	○ Yes	◉ No	
Defer to Residential Design Team:	○ Yes	◉ No	

PRESERVATION TEAM COMMENTS:

The building at 2417 Green Street was built circa 1905 and was first owned by Lonella H. Smith. Louis B. Floan was to contractor for the building, but no architect was identified. The property is located on the south side of the street between Pierce and Scott Street in the Pacific Heights neighborhood. It is a rectangular plan, three-story-over-basement, wood-frame, single-family residence with a side-facing gable roof and shingle and brick cladding. The building has been altered, including the insertion of a garage with concrete cladding, replacement of the front entry porch, and replacement of the upper floor windows. The building retains some characteristics of the First Bay Tradition style, including the simple wall surface, wood singles, and small scale ornamentation.

Based on the information provided in the Historic Resource Evaluation report prepared by Tim Kelley Consulting (December 2016), the Department finds that the subject property does not appear to be eligible for inclusion on the California Register either as an individual historic resource or as a contributor to a historic district. There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the property was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. No significant historical figures are associated with the property. Lastly, the property does not significantly embody the distinctive characteristics of the First Bay Tradition style; it is not the work of a master architect; and, it does not possess high artistic values. Furthermore, the property is not located within a California Register-eligible historic district. The consultant found no cohesive collection of buildings in the immediate area that would indicate a possible district. The nearest historic district is the Pacific Heights Historic District, which captures buildings to the south and west of the subject building. 2417 Green Street would not contribute to this district since the subject building and its immediate neighbors to the east are not associated with the architectural significance of the district. The district is characterized by large, formal, detached dwellings, typically designed by master architects and displaying a high level of architectural detailing and materials. The subject building is builder-designed and displays a relatively vernacular style. While the properties to the west of 2417 Green Street may be eligible for inclusion in the district, the subject building does not contribute to the Pacific Heights Historic District. The proposed project would have no adverse impact to historic resources as the subject building is not a historic resource and is not located within a historic district.

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



CEQA The California Environmental Quality Act

Title 14. California Code of Regulations
Chapter 3. Guidelines for Implementation of the California Environmental Quality Act

Article 19. Categorical Exemptions

Sections 15300 to 15333

15300. Categorical Exemptions

Section 21084 of the Public Resources Code requires these Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

In response to that mandate, the Secretary for Resources has found that the following classes of projects listed in this article do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.1. Relation to Ministerial Projects

Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. Since ministerial projects are already exempt, categorical exemptions should be applied only where a project is not ministerial under a public agency's statutes and ordinances. The inclusion of activities which may be ministerial within the classes and examples contained in this article shall not be construed as a finding by the Secretary for Resources that such an activity is discretionary.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.2. Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings,

or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084 and 21084.1, Public Resources Code; *Wildlife Alive v. Chickering* (1977) 18 Cal.3d 190; *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 925; *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810; *Association for the Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720; and *Baird v. County of Contra Costa* (1995) 32 Cal.App.4th 1464

Discussion: In *McQueen v. Mid-Peninsula Regional Open Space* (1988) 202 Cal. App. 3d 1136, the court reiterated that categorical exemptions are construed strictly, shall not be unreasonably expanded beyond their terms, and may not be used where there is substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment.

Public Resources Code Section 21084 provides several additional exceptions to the use of categorical exemptions. Pursuant to that statute, none of the following may qualify as a categorical exemption: (1) a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a scenic highway (this does not apply to improvements which are required as mitigation for a project for which a negative declaration or EIR has previously been adopted or certified; (2) a project located on a site included on any list compiled pursuant to Government Code section 65962.5 (hazardous and toxic waste sites, etc.); and (3) a project which may cause a substantial adverse change in the significance of a historical resource.

15300.3. Revisions to List of Categorical Exemptions

A public agency may, at any time, request that a new class of categorical exemptions be added, or an existing one amended or deleted. This request must be made in writing to the Office of Planning and Research and shall contain detailed information to support the request. The granting of such request shall be by amendment to these Guidelines.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.4. Application By Public Agencies

Each public agency shall, in the course of establishing its own procedures, list those specific activities which fall within each of the exempt classes, subject to the qualification that these lists must be consistent with both the letter and the intent expressed in the classes. Public agencies may omit from their implementing procedures classes and examples that do not apply to their activities, but they may not require EIRs for projects described in the classes and examples in this article except under the provisions of Section 15300.2.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15301. Existing Facilities

§ 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.
14 CA ADC § 15064.5
BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations Currentness
Title 14. Natural Resources
Division 6. Resources Agency
Chapter 3. Guidelines for Implementation of the California Environmental Quality Act
Article 5. Preliminary Review of Projects and Conduct of Initial Study

14 CCR § 15064.5

§ 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical

resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

(5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.

(c) CEQA applies to effects on archaeological sites.

(1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subdivision (a).

(2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

(3) If an archaeological site does not meet the criteria defined in subdivision (a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to de- termine whether the project location contains unique archaeological resources.

(4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code section 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission." Action implementing such an agreement is exempt from:

(1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).

(2) The requirements of CEQA and the Coastal Act.

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21083.2, 21084 and 21084.1, Public Resources Code; and Citizens for Responsible Development in West Hollywood v. City of West Hollywood (1995) 39 Cal.App.4th 490.

HISTORY

1. New section filed 10-26-98; operative 10-26-98 pursuant to Public Resources Code section 21087 (Register 98, No. 44).

2. Change without regulatory effect amending subsections (c)(1), (c)(3), (d) and (e)(1)(B)2.-3. and amendingNote filed 10-6-2005 pursuant to section 100, title 1, California Code of Regulations (Register 2005, No. 40).

This database is current through 12/22/17 Register 2017, No. 51

14 CCR § 15064.5, 14 CA ADC § 15064.5

END OF DOCUMENT

Office of Historic Preservation (/) (/?page_id=23110)

California Environmental Quality Act (CEQA)

CEQA Basics

The **California Environmental Quality Act (CEQA),** (https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I95DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))has a number of functions; two major functions are described here. One is to provide decision makers with information about the environmental impacts of projects prior to granting approval. The second is to allow the public to comment on the impacts of projects in their community. Through the comment process, citizens can help projects avoid and minimize impacts by developing project alternatives and mitigation measures.

Just because significant environmental impacts are identified, CEQA does not require that projects be denied. That decision to approve or deny is left to elected officials or appointed decision makers. It is important for concerned citizens to participate in the CEQA comment process if they want to play a role. Without public participation, decision makers will find it difficult determining what a tolerable or intolerable environmental impact looks like in their community.

Local governments with a permit approval (cities, counties, special districts) are referred to in CEQA as "Lead Agencies" and are tasked under CEQA with carrying out the environmental impact analysis. Once a lead agency has acted, the citizen or other entity must turn to the courts to determine the adequacy of the CEQA document.

Historical resources (buildings, structures, or archeological resources) are considered part of the environment and are subject to review under CEQA. Please contact the OHP if you have questions about how to participate in the CEQA process or how to identify and evaluate historical resources during an environmental impact analysis.

CEQA is encoded in Sections 21000 et seq of the Public Resources Code (PRC) with Guidelines for implementation codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq (http://resources.ca.gov/ceqa/guidelines/art1.html)., requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment. State owned properties are subject to the provisions of Public Resources Code Section 5024 and 5024.5 (../../pages/1071/files/public%20resources%20code%205024.pdf).

Historical resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment. The definition of "historical resources" is contained in Section 15064.5 of the CEQA Guidelines.

CEQA Guidelines (https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I95DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))

Public Resources Code Section 21083.2-21084.1 (../../pages/1054/files/public%20resources%20code.pdf)

Public Resources Code Section 5024 (../../pages/1071/files/public%20resources%20code%205024.pdf)

CEQA Process Flowchart (../../pages/1071/files/ceqa_flow_chart.pdf)

AB52 Tribal Cultural Resources and CEQA

Office of Planning and Research Techinical Advisory - AB52 and Tribal Cultural Resources in CEQA (http://nahc.ca.gov/wp-content/uploads/2017/06/Technical-Advisory-AB-52-and-Tribal-Cultural-Resources-in-CEQA.pdf)

Office of Planning and Research - Tribal Cultural Resources and CEQA (https://www.opr.ca.gov/s_ab52.php)

CEQA Appendix G Checklist with AB 52 Changes (http://opr.ca.gov/docs/Appendix_G_AB_52_Update_2016.pdf)

Native American Heritage Commission - The Basics of Protecting Tribal Cultural Resources Under AB 52 (http://nahc.ca.gov/2017/04/the-basics-of-protecting-tribal-cultural-resources-under-ab-52-the-california-environmental-quality-act-ceqa-a-training-for-tribes-presentations/)

CEQA Q & A

When does CEQA apply? (?page_id=21723)

What is the CEQA review process and who initiates it (?page_id=23622)**?**

What is the California Register and what does it have to do with CEQA? (?page_id=21724)

Are archeological sites part of the California Register? (?page_id=21725)

What is substantial adverse change to a historical resource? (?page_id=21726)

How can substantial adverse change be avoided or mitigated? (?page_id=21727)

What are exemptions under CEQA and how are they used? (?page_id=21728)

What are local CEQA Guidelines? (?page_id=21729)

Who ensures CEQA is being followed properly? (?page_id=21730)

How should a citizen approach advocating for historical resources under CEQA? (?page_id=21731)

What information is useful to have when contacting OHP about a CEQA project? (?page_id=21732)

This information is intended to merely illustrate the process outlined in CEQA statute and guidelines relative to historical and cultural resources. These materials on CEQA and other laws are offered by the State Office of Historic Preservation for informational purposes only. This information does not have the force of law or regulation and should not be cited in legal briefs as the authority for any proposition. In the case of discrepancies between the information provided on this website and the CEQA statute or guidelines, the language of the CEQA statute and Guidelines (PRC Section 21000 et seq. and 14 CCR Section 15000 et seq.) is controlling. Information contained in this site does not offer nor constitute legal advice. You should contact an attorney for technical guidance on current legal requirements.

CEQA Case Studies

The California Office of Historic Preservation comments on CEQA documents as an authority on historic and cultural resources. The publications below use case studies taken from environmental documents produced in California to help environmental analysts and lead agencies understand historical and cultural resource identification and evaluation.

Volume I: How to Identify and Evaluate Historic and Cultural Landscapes (../../pages/1071/files/ceqa%20significant%20impacts%20cultural%20landscapes%20vi.pdf)

Volume II: Consider the Whole Action: How to Avoid Segmenting (../../pages/1071/files/ceqa%20how%20to%20avoid%20segmenting%20cs%20v-ii.pdf)

Volume III: Using Discretion to Identify Historic Resources (../../pages/1071/files/ceqa%20case%20studies%20-%20identification.pdf)

Volume IV: Infill Development Projects: understanding Impacts to Historical Resources (../../pages/1071/files/iv%20urban%20infill.pdf)

Volume V: Understanding Identifiation of Historical Resources (../../pages/1071/files/v%20understanding%20idenification.pdf)

Volume VI: Understanding the 50-year Threshold (../../pages/1071/files/VI Understanding the 50-year Threshold.pdf)

RELATED PAGES

Section 106 - Federal Agency Compliance (/?page_id=1071)

American Recovery Act & Section 106 Reviews (/?page_id=28035)

The FCC & Section 106 Review (/?page_id=28034)

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calshpo.ohp@parks.ca.gov (mailto:calshpo.ohp@parks.ca.gov)

CEQA LINKS

"CEQA, Where to Start?" (../../pages/1071/files/ceqa.pdf)

CEQA Guidelines (https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I95DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))

California Register of Historical Resources (?page_id=21238)

Office of Planning & Research/State Clearinghouse (http://opr.ca.gov/)

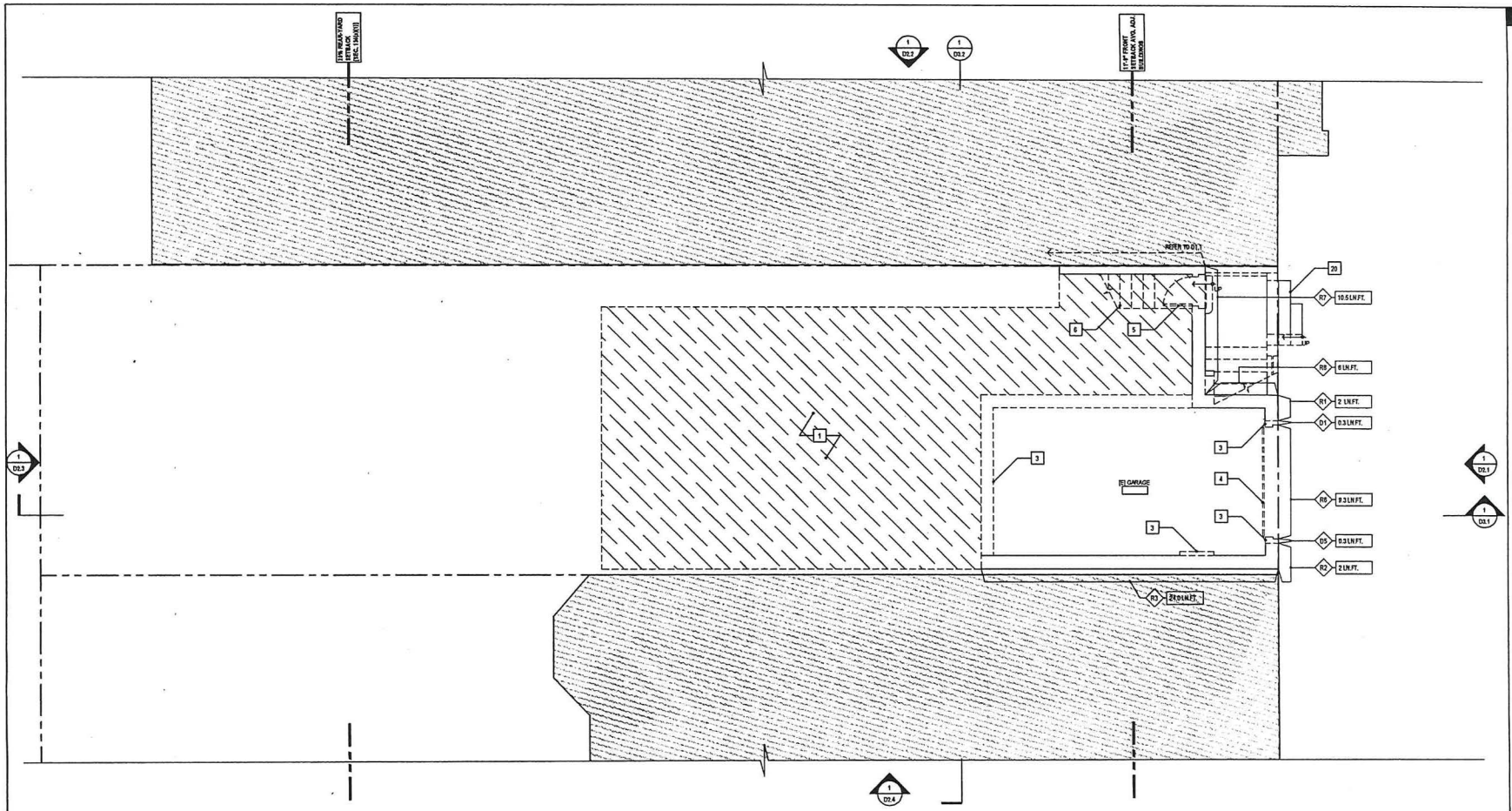
PRC 5024 & 5024.5 - State Agency Compliance (?page_id=27964)

Section 106 - Federal Agency Compliance (?page_id=1071)

Address: 1725 23rd Street, Suite 100, Sacramento, CA 95816

Public Information Inquiries: (916) 445-7000

Email:



1 EXISTING/DEMOLITION BASEMENT PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

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

EXISTING/DEMOLITION PLAN SHEET NOTES

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

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

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

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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

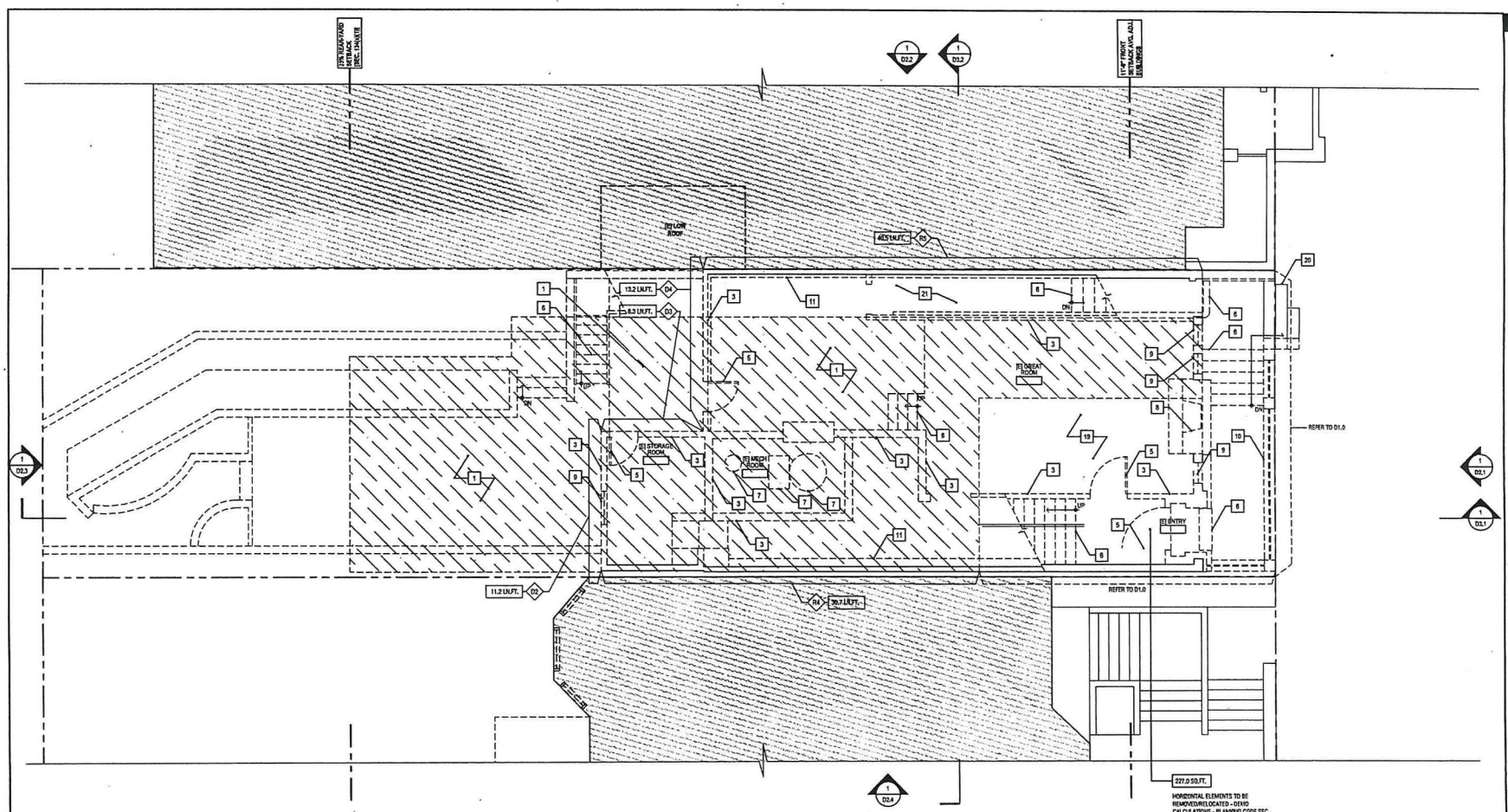
Job No	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION BASEMENT PLAN

Sheet Number

D1.0



1 EXISTING/DEMOLITION FIRST FLOOR PLAN

GENERAL PLAN NOTES

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

EXISTING/DEMOLITION PLAN SHEET NOTES

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

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

	LINEAR FEET OF WALL (R= REMAIN, D=DEMOLISHED)															
	R1	R2	R3	R4	R5	R6	R7	R8	TOTAL "R"	D1	D2	D3	D4	D5	TOTAL "D"
FRONT FACADE - EXISTING TO REMAIN	2	2	–	–	–	9.3	10.5	–	23.8 (97.5%)						
FRONT FACADE - EXISTING TO BE REMOVED										0.3		–		0.3	0.6 (2.5%)
REAR FACADE - EXISTING TO REMAIN									0 (0%)						
REAR FACADE - EXISTING TO BE REMOVED											11.2	–	13.2		24.4 (100%)
% OF REAR & FRONT FACADE									23.8 (49%)						25 (51%)
FOUNDATION LEVEL / FLOOR 1 EXISTING TO REMAIN	2	2	24	30.7	40.5	9.3	10.5	8	125 (79%)					*	
FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED										0.3	11.2	8.3	13.2	0.3	33.3 (21%)
% FOUNDATION LEVEL / FLOOR 1 EXISTING TO BE REMOVED									125 (79%)						33.3 (21%)

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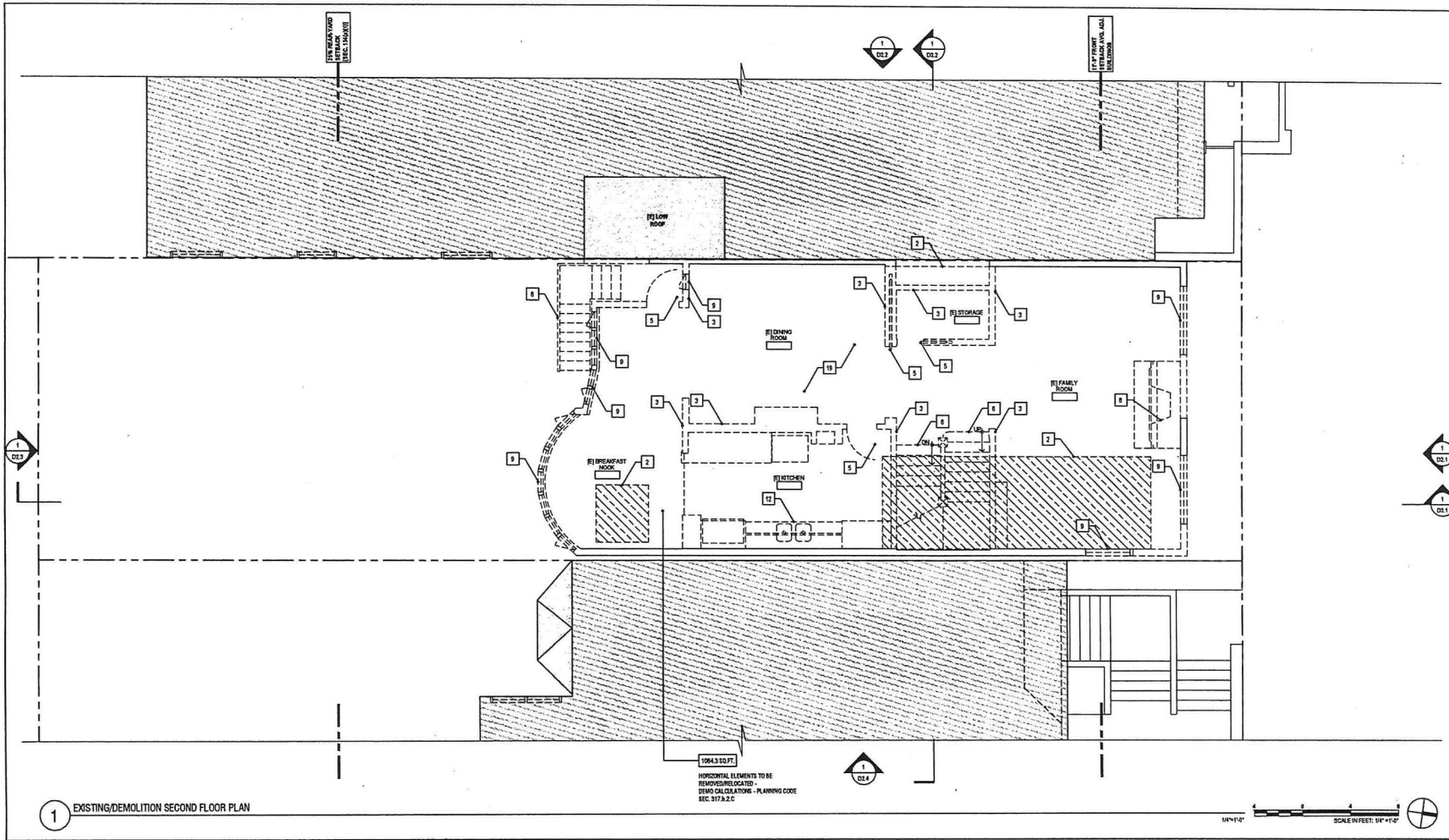
Drawing Title

EXISTING/ DEMOLITION FIRST FLOOR PLAN

Sheet Number

D1.1



1 EXISTING/DEMOLITION SECOND FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

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EXISTING/DEMOLITION PLAN SHEET NOTES

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2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
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14. REMOVE [E] DORMER
15. REMOVE [E] CHIMNEY
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17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

2417 GREEN STREET

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Items	Date
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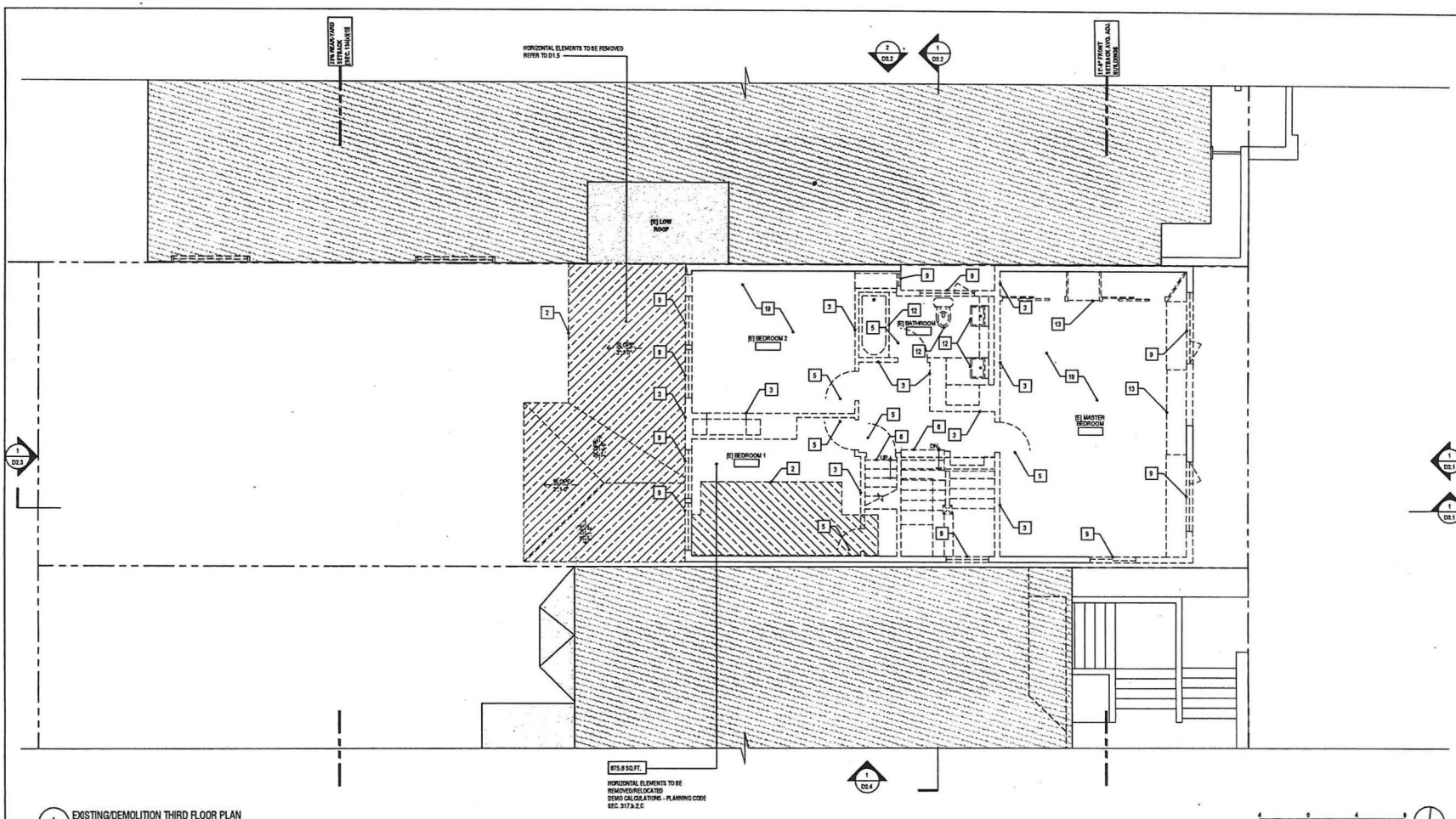
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION SECOND FLOOR PLAN

Sheet Number

D1.2



1 EXISTING/DEMOLITION THIRD FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

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2. REFER TO A0.0 COVER SHEET FOR DEMOLITION CALCULATIONS

EXISTING/DEMOLITION PLAN SHEET NOTES

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2. REMOVE [E] FLOOR/ROOF ASSEMBLY TO PERFORM [N] WORK
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5. REMOVE [E] DOOR
6. REMOVE [E] STAIR
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15. REMOVE [E] CHIMNEY
16. [E] ROOF TO BE REMOVED BELOW
17. [E] ROOF ABOVE
18. [E] ROOF TO REMAIN
19. [E] FLOOR ASSEMBLY INCLUDED IN THE SFPC SECTION 317 b.2.C DEMOLITION CALCULATIONS ON SHEET A.0.0 BASED ON ITS "RELOCATION" IN ASSOCIATION WITH THE LOWERING OF THE BUILDING.
20. [E] STEPS TO REMAIN

2417 GREEN STREET

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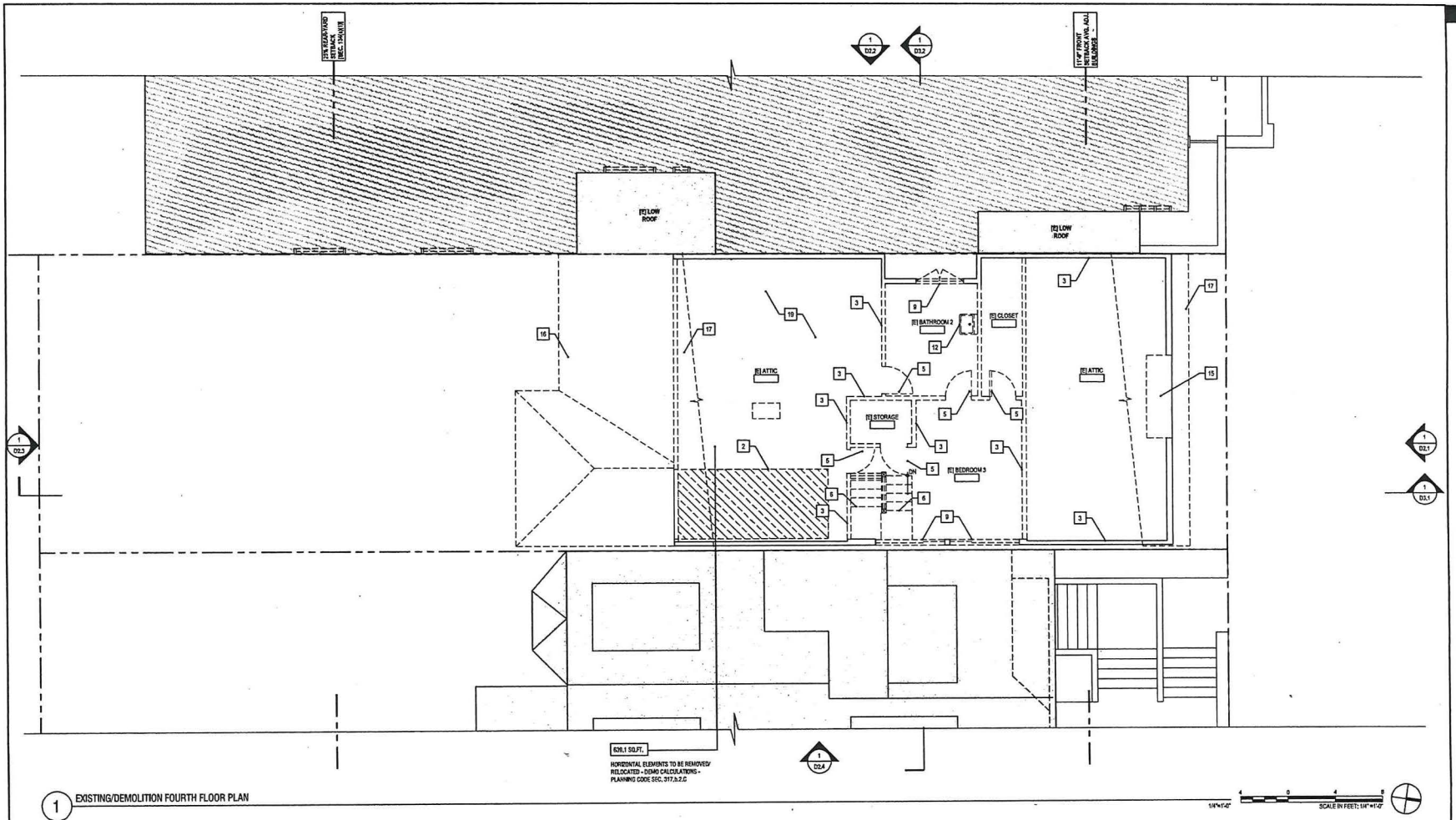
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION THIRD FLOOR PLAN

Sheet Number

D1.3



1 EXISTING/DEMOLITION FOURTH FLOOR PLAN

GENERAL PLAN NOTES

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

EXISTING/DEMOLITION PLAN SHEET NOTES

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

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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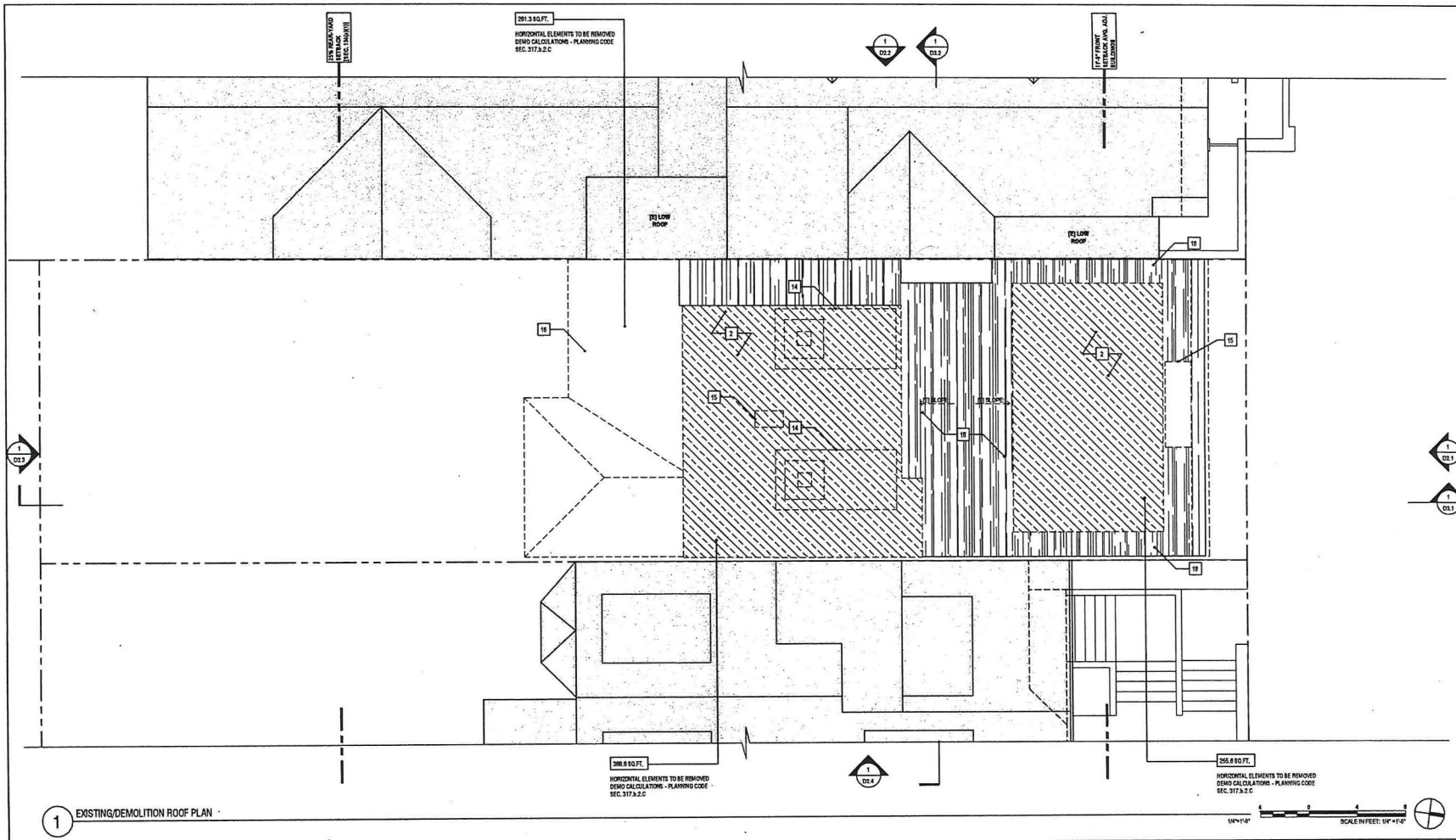
Job No.		16112
	Issue	Date
	ENVIRONMENTAL EVALUATION SET	02.10.17
	PRE-APPLICATION PLAN REVIEW	02.24.17
	PROJECT REVIEW MEETING SET	03.14.17
	SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

EXISTING/ DEMOLITION FOURTH FLOOR PLAN

Sheet Number

D1.4



1 EXISTING/DEMOLITION ROOF PLAN

1/4"= 1'-0"

GENERAL PLAN NOTES

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

EXISTING/DEMOLITION PLAN SHEET NOTES

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

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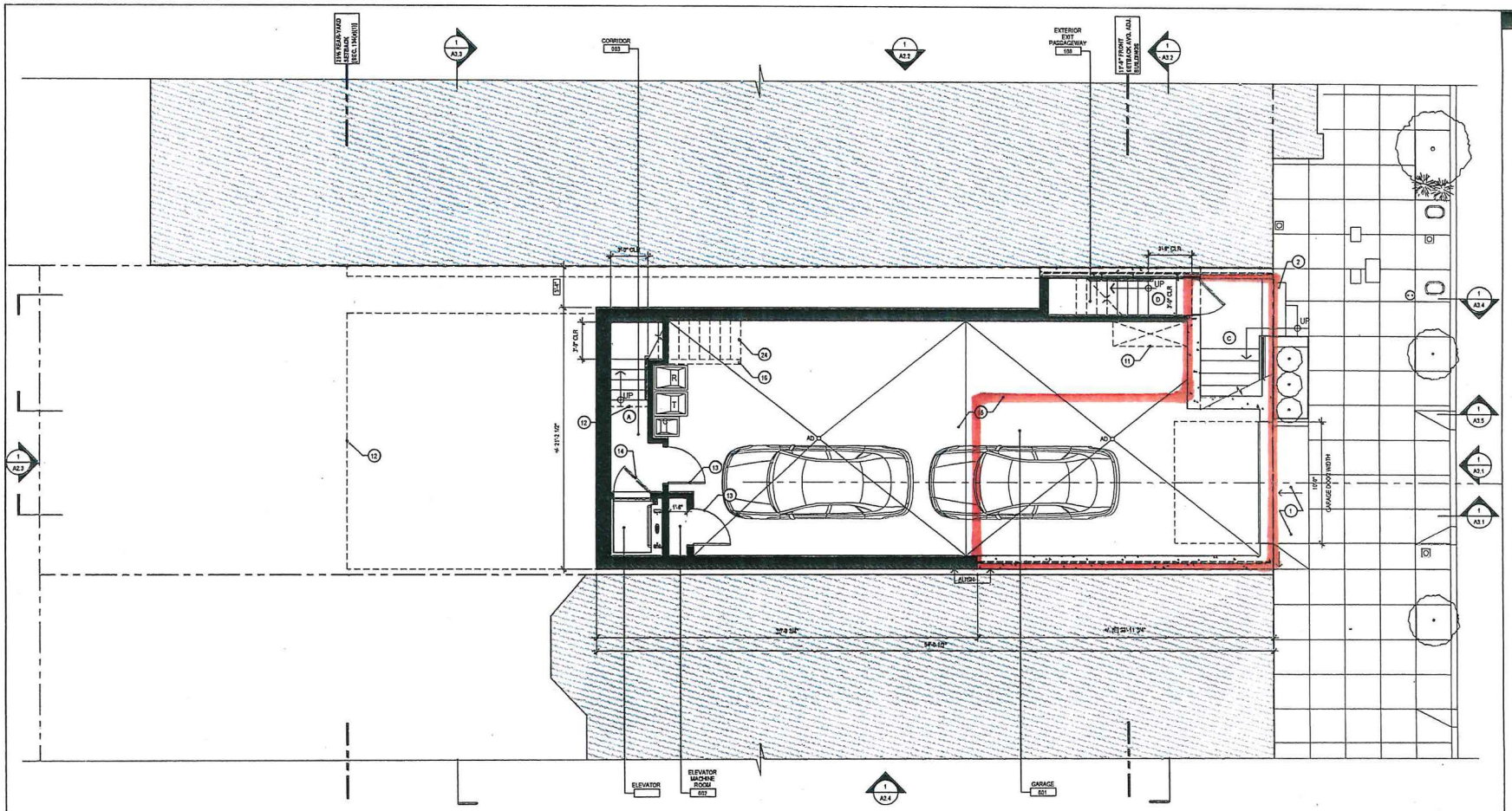
Drawing Title

EXISTING/ DEMOLITION ROOF PLAN

Sheet Number

D1.5



1 PROPOSED BASEMENT PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. (E) DRIVEWAY SLOPE TO REMAIN/PROTECT
2. (E) STEPS TO REMAIN
3. (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS (A2 SERIES) NOTE 5 FOR ADDITIONAL INFORMATION.
4. (N) 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. (N) FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. (N) PLANTER
10. (N) SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. (N) CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 60 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. (N) CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8"-1/4" MIN. TYP.
16. (N) STAIR ABOVE
17. (N) GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. (N) GAS-FIRED FIREPLACE
20. (N) TRENCH DRAIN, TYP.
21. (N) 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-0" A.F.F.
22. (N) SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. (N) EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1029
26. (N) WINDOW IN (E) OPENING
27. (N) PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

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

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

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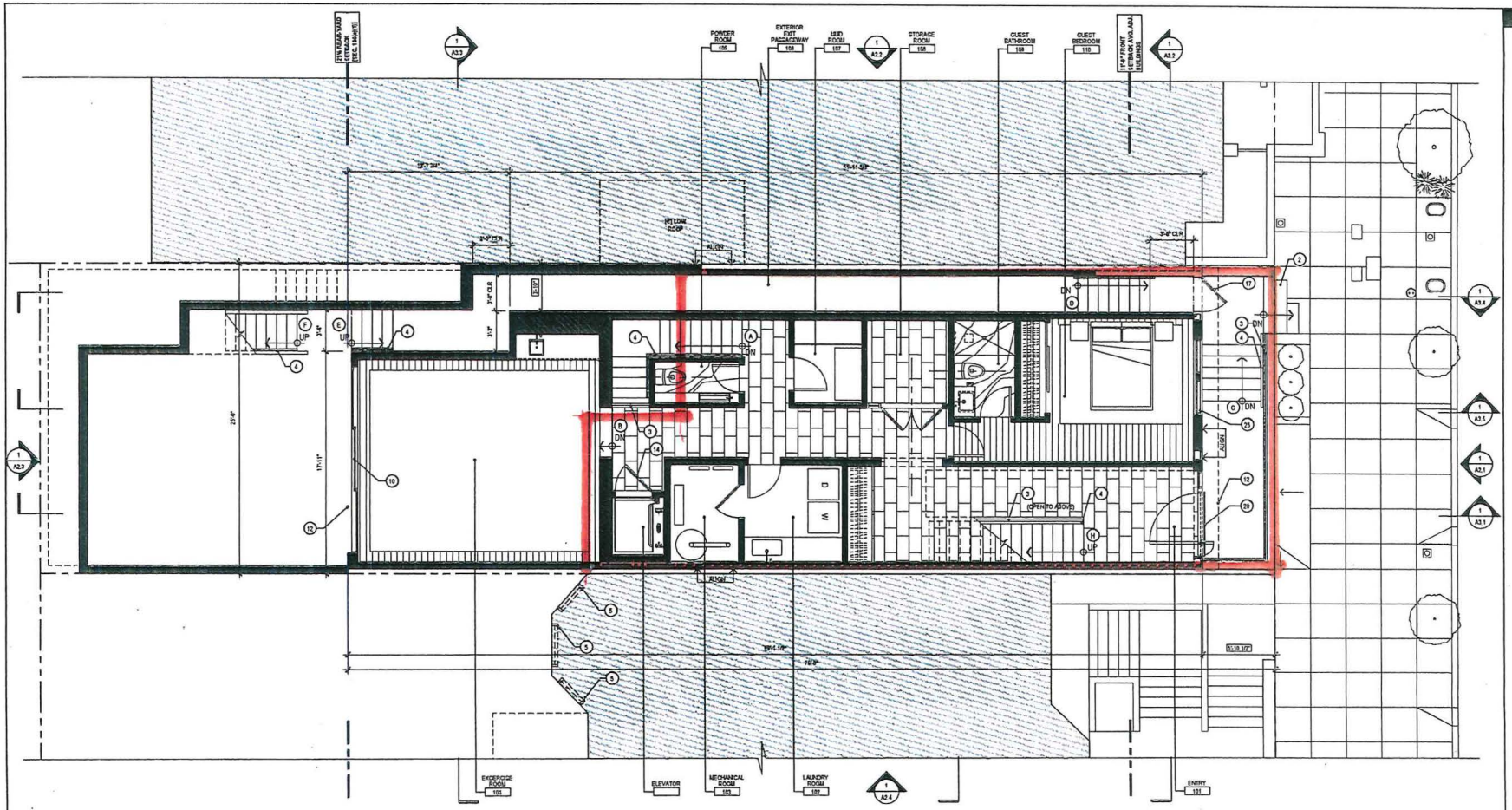
Drawing Title

PROPOSED BASEMENT PLAN [GARAGE]

Sheet Number

A1.0



1 PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEYNOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

1. (E) DRIVEWAY SLOPE TO REMAIN/PROTECT
2. (E) STEPS TO REMAIN
3. (N) TEMPERED GLASS GUARD RAIL @ 42" A.F.F. REF ELEVATION SHEETS (A2 SERIES) NOTE 5 FOR ADDITIONAL INFORMATION.
4. (N) 1 1/2" DIA HANDRAIL, MOUNT @ 2'-10" A.F.F. , PROVIDE 1 1/2" CLEAR HANDGRIP AIRSPACE BETWEEN HANDRAIL AND WALL OR GUARD RAIL, TYP.
5. NEIGHBORING BUILDING WINDOWS FOR REFERENCE
6. (N) FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. (N) PLANTER
10. (N) SLIDING DOOR W/ FULL HEIGHT CLEAR TEMPERED GLAZING
11. (N) CLASS 1 BICYCLE PARKING PER SFPC SECTION 155.2
12. OUTLINE OF FLOOR ABOVE
13. 45 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
14. 60 MIN FIRE RESISTANCE RATED DOOR ASSEMBLY WITH DOOR CLOSER
15. (N) CONCRETE FLOOR AT GARAGE, SLOPE TOWARD AREA DRAINS 1/8"-1'-0" MIN, TYP.
16. (N) STAIR ABOVE
17. (N) GATE TO BE OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY
18. DORMER/ROOF ABOVE
19. (N) GAS-FIRED FIREPLACE
20. (N) TRENCH DRAIN, TYP.
21. (N) 1 HOUR FIRE RESISTANCE RATED PARTIAL HEIGHT WALL/GUARDRAIL ASSEMBLY, 3'-0" A.F.F.
22. (N) SKYLIGHT ABOVE
23. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
24. UNDERSIDE OF STAIR TO BE 1-HOUR FIRE-RESISTANCE RATED
25. (N) EMERGENCY ESCAPE AND RESCUE WINDOW, IN ACCORDANCE WITH CBC SECTION 1030
26. (N) WINDOW IN (E) OPENING
27. (N) PROPERTY LINE WINDOW, REFER TO KEY NOTE 24, A2 SERIES FOR ADDITIONAL INFO.

STAIR NOTES

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

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

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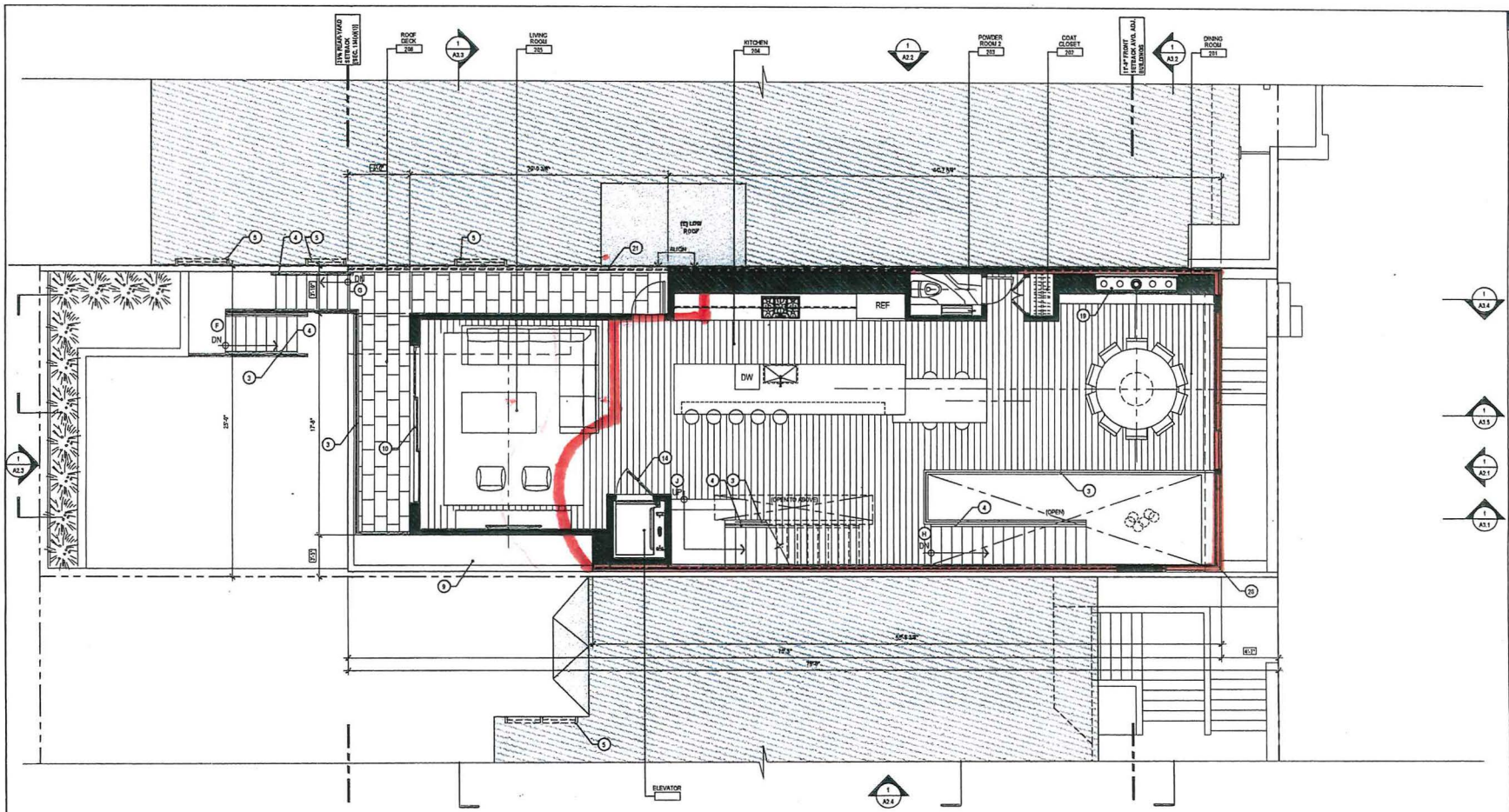
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

PROPOSED FIRST FLOOR PLAN

Sheet Number

A1.1



1 PROPOSED SECOND FLOOR PLAN

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

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

STAIR NOTES

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

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

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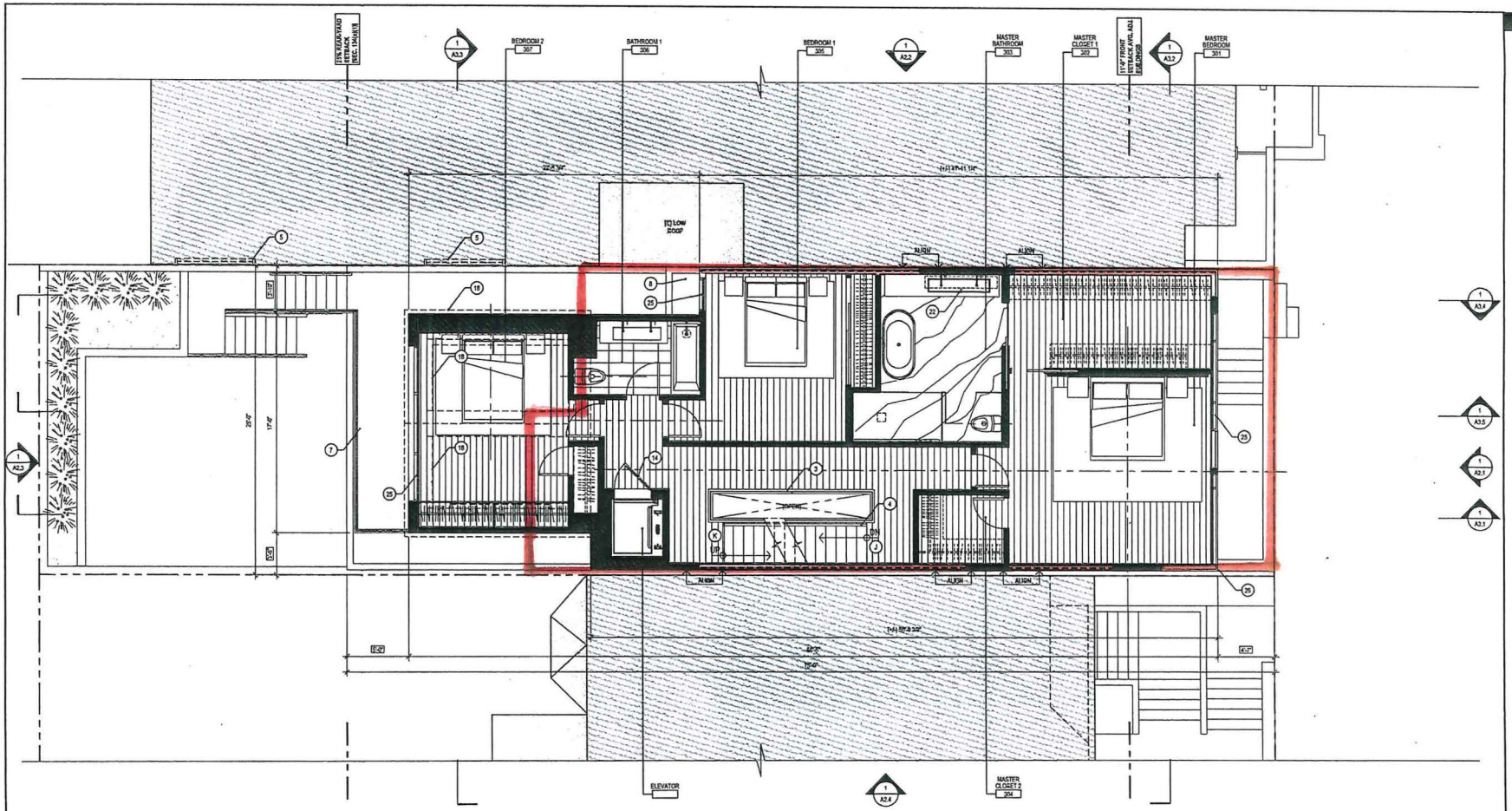
Drawing Title

PROPOSED SECOND FLOOR PLAN

Sheet Number

A1.2



1 PROPOSED THIRD FLOOR PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

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

STAIR NOTES

A. BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-0"; 13 TREADS @ 10" EA, 1 LAND, @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH

B. 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 8" EA = 1'-4"; 1 TREADS @ 12" EA = 1'-0"; 4'-0" CLR WIDTH

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

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

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

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

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

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

I. NOT USED

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

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

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

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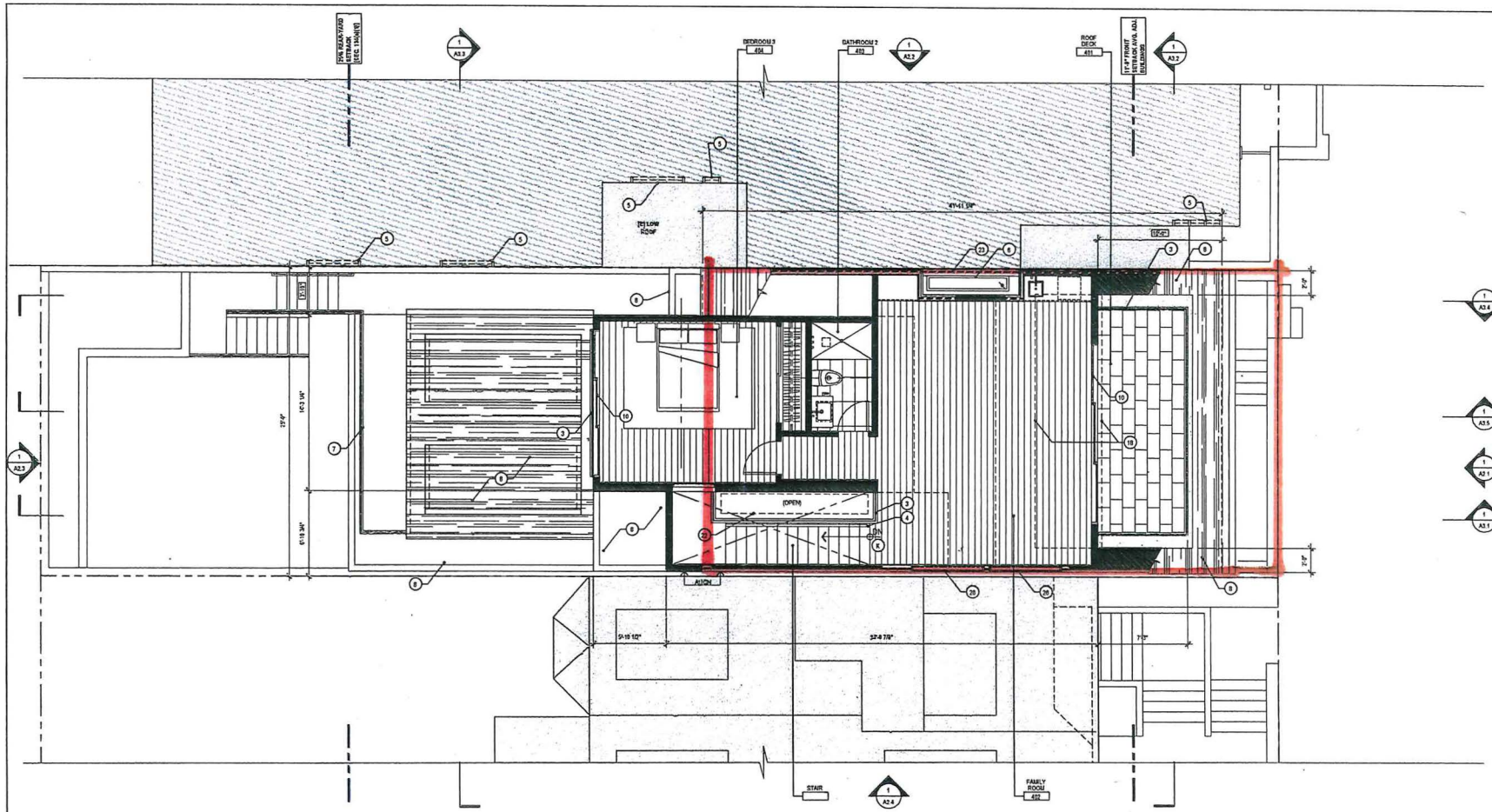
Drawing Title

PROPOSED THIRD FLOOR PLAN

Sheet Number

A1.3



1 PROPOSED FOURTH FLOOR PLAN

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED PLAN SHEET NOTES

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

STAIR NOTES

- A BASEMENT F.F. TO 1ST FLR F.F.: 15 RISERS @ +/- 6 15/16" EA = 8'-8"; 13 TREADS @ 10" EA, 1 LAND. @ 3'-10" = 14'-8"; 3'-0" CLR WIDTH
- B 1ST FLR F.F. TO EXERCISE ROOM F.F.: 2 RISERS @ +/- 6" EA = 1'-0"; 1 TREADS @ 12" EA = 1'-0" ; 4'-0" CLR WIDTH
- C PORCH STAIR: 6 RISERS @ +/- 6 7/8" EA = 3'-5 1/4"; 5 TREADS @ 11" EA = 4'-7"; 4'-11 3/4" CLR WIDTH
- D EXIT PASSAGEWAY STAIR 1: 7 RISERS @ +/- 7 1/16" EA = 4'-1 3/4"; 6 TREADS @ 10" EA = 4'-11"; 3'-0" CLR WIDTH
- E EXIT PASSAGEWAY STAIR 2: 4 RISERS @ +/- 6 5/8" EA = 2'-2 1/2"; 3 TREADS @ 10" EA = 2'-5"; 3'-4" CLR WIDTH
- F REAR YARD STAIR 1: 9 RISERS @ +/- 7 11/16" EA = 5'-9 3/8"; 8 TREADS @ 10" EA = 6'-7"; 3'-0" CLR WIDTH
- G REAR YARD STAIR 2: 8 RISERS @ +/- 7 11/16" EA = 5'-1 11/16"; 7 TREADS @ 10" EA = 5'-9"; 3'-0" CLR WIDTH
- H 1ST FLR F.F. TO 2ND FLR F.F.: 16 RISERS @ +/- 7" EA = 9'-4"; 15 TREADS @ 10" EA = 12'-6"; 3'-4" CLR WIDTH
- I NOT USED
- J 2ND FLR F.F. TO 3RD FLR F.F.: 17 RISERS @ +/- 7 1/2" EA = 10'-7 3/4"; 15 TREADS @ 10" EA, 1 LAND. @ 4'-4" = 18'-10"; 3'-4" CLR WIDTH
- K 3RD FLR F.F. TO 4TH FLR F.F.: 15 RISERS @ +/- 7 11/16" EA = 9'-7 5/8"; 14 TREADS @ 10" EA = 11'-8"; 3'-4" CLR WIDTH

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

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

DUMICAN MOSEY ARCHITECTS

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

Job No. 16112

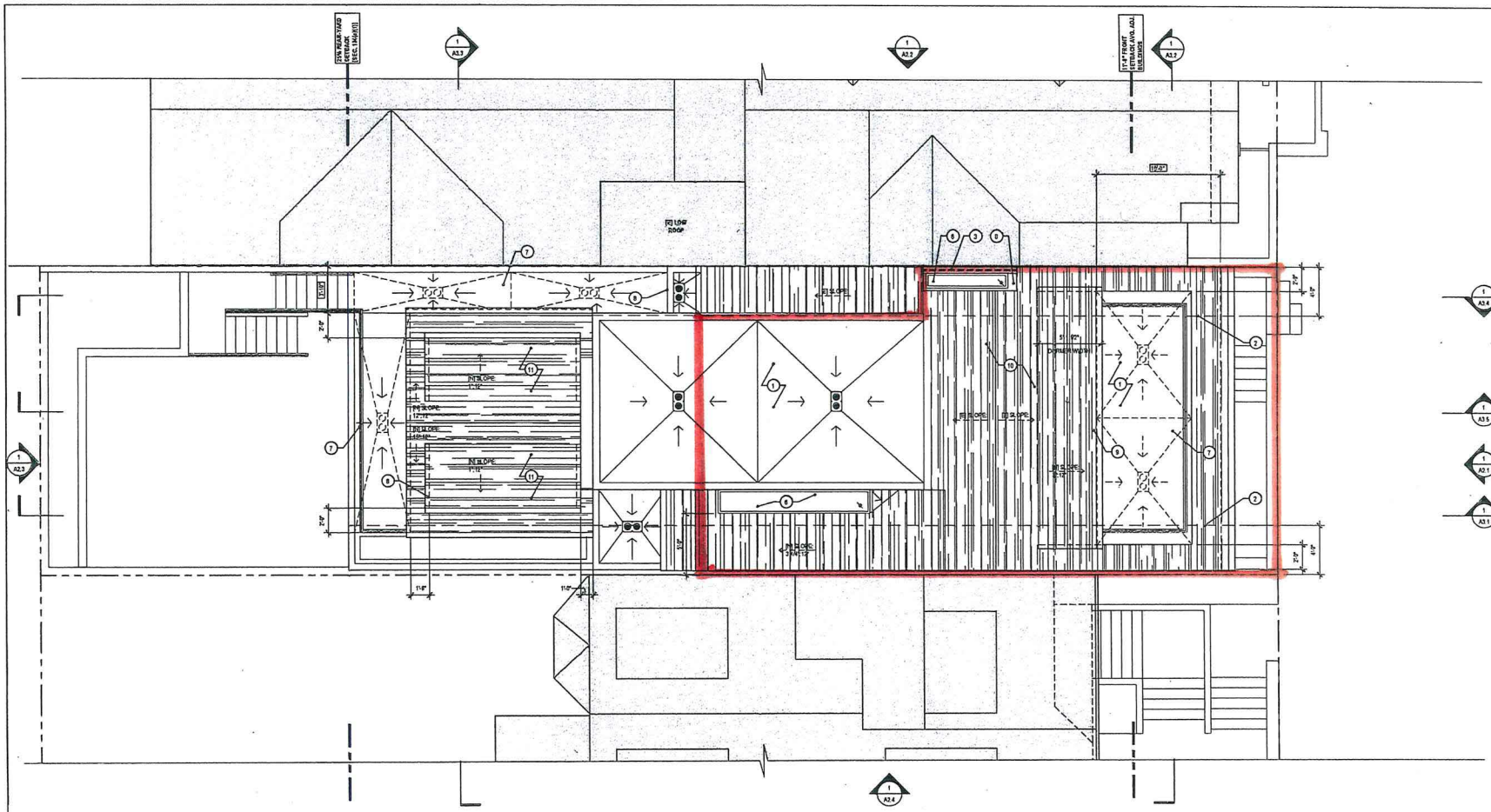
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

PROPOSED FOURTH FLOOR PLAN

Sheet Number

A1.4



1 PROPOSED ROOF PLAN

1/4"=1'-0"

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

GENERAL PLAN NOTES

1. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

PROPOSED ROOF PLAN SHEET NOTES

1. MEMBRANE ROOF ASSEMBLY, SLOPE 1/4":1'-0" MIN, TYP, U.O.N.
2. 1 HOUR FIRE RESISTANCE RATED ROOF ASSEMBLY
3. 1 HOUR FIRE RESISTANCE RATED PARAPET WALL ASSEMBLY 30" ABOVE TOP OF ROOF MEMBRANE
4. ROOF CRICKET, TYP.
5. COMBINATION ROOF DRAIN AND OVERFLOW W/ FULL SIZED DOME (JR SMITH SERIES 140 OR APPROVED EQUAL)
6. (N) FIXED SKYLIGHT
7. ROOF DECK BELOW
8. ROOF BELOW
9. (N) DORMER OVER HEIGHT LIMIT, REFER TO PROPOSED ROOF AREA CALCULATIONS THIS SHEET
10. (E) ROOF TO REMAIN
11. (N) DORMER

PROPOSED ROOF AREA CALCULATIONS

TOTAL SLOPED ROOF AREA ABOVE 4TH FLOOR: 663 SQ. FT. [100%]

MAX DORMER AREA PER SFPC SECTION 260 (b)(1) = TOTAL 4TH FLOOR ROOF AREA x 20% = 663 SQ. FT. x 20% = 133.8 SQ. FT. MAX

(N) DORMER AREA = 150 SQ. FT. = 16.1%

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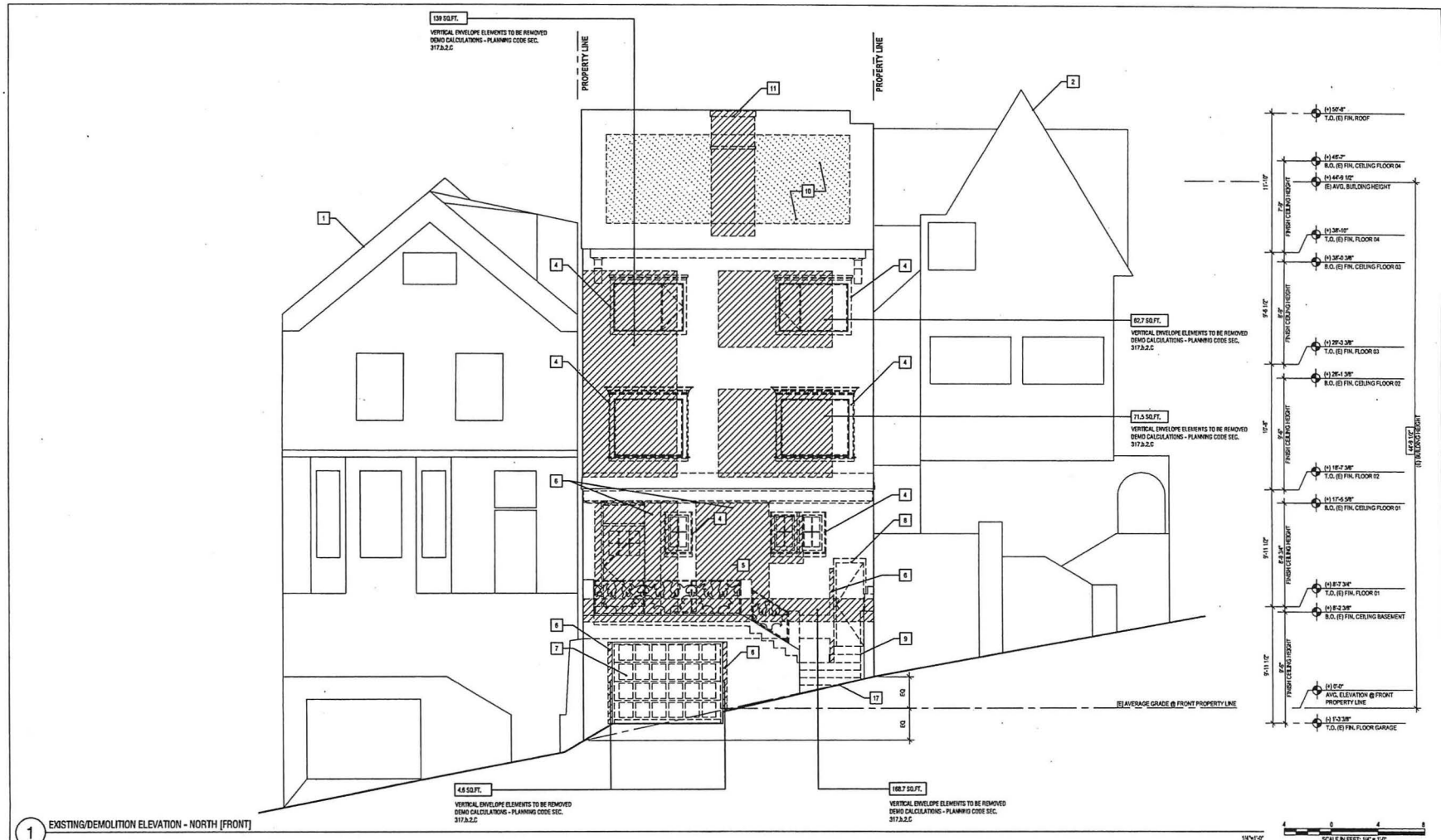
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title

PROPOSED ROOF PLAN

Sheet Number

A1.5



1 EXISTING/DEMOLITION ELEVATION - NORTH [FRONT]

GENERAL EXTERIOR ELEVATION NOTES

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

ELEVATION SHEET NOTES

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

LINE LEGEND

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

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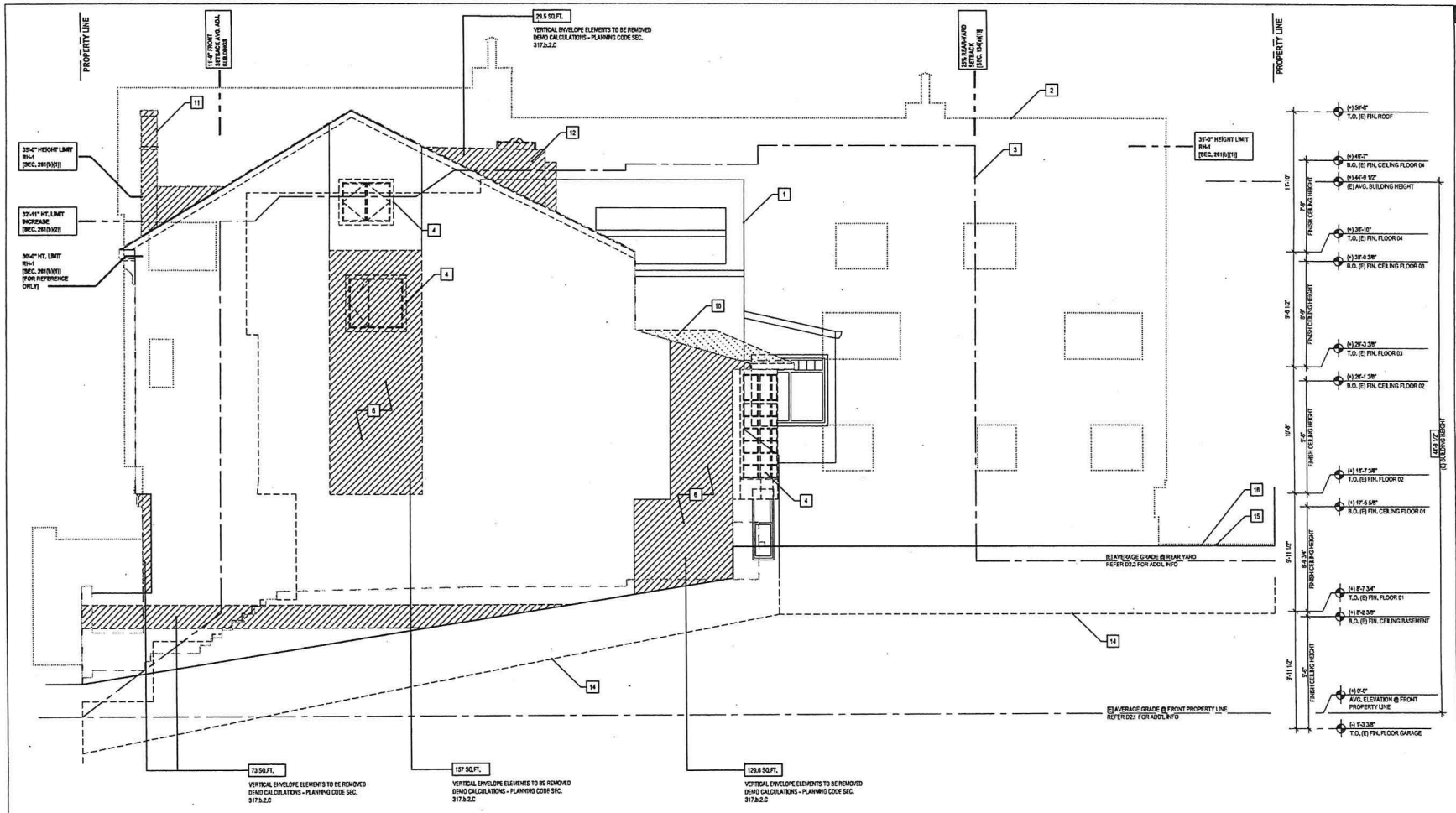
	ENVIRONMENTAL EVALUATION SET	02 10 17
	PRE-APPLICATION PLAN REVIEW	02 24 17
	PROJECT REVIEW MEETING SET	03 14 17
	SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title
EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number
D2.1



1 EXISTING/DEMOLITION ELEVATION - WEST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

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

ELEVATION SHEET NOTES

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

LINE LEGEND

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

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Job No. 16112

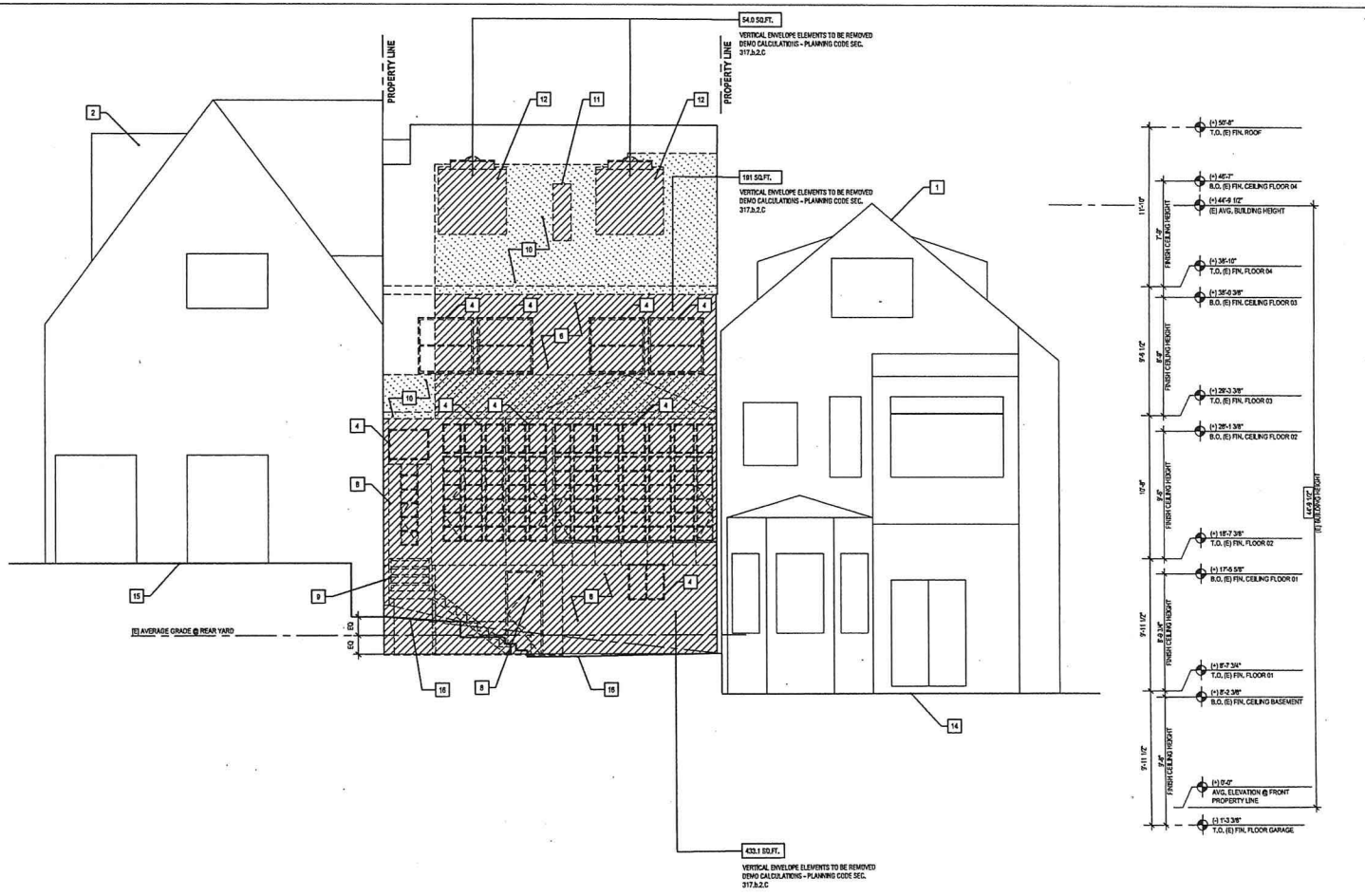
Issue	Date
ENVIRONMENTAL EVALUATION SET	02 10 17
PRE-APPLICATION PLAN REVIEW	02 24 17
PROJECT REVIEW MEETING SET	03 14 17
SITE PERMIT/311 NOTIFICATION SET	04 28 17

Drawing Title

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.2



1 EXISTING/DEMOLITION ELEVATION - SOUTH

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

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

ELEVATION SHEET NOTES

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

LINE LEGEND

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

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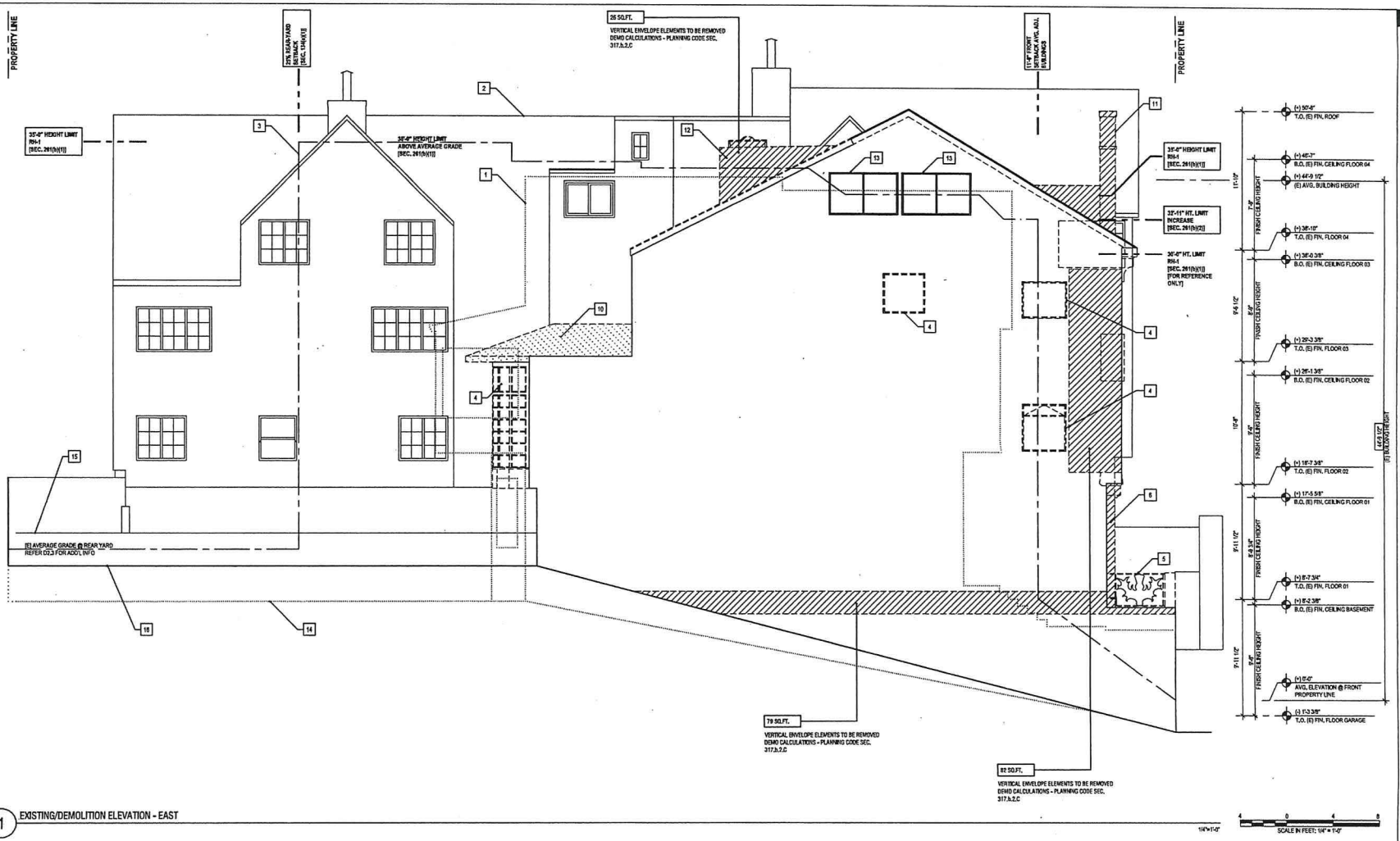
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title:

EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number

D2.3



1 EXISTING/DEMOLITION ELEVATION - EAST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

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

ELEVATION SHEET NOTES

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

LINE LEGEND

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

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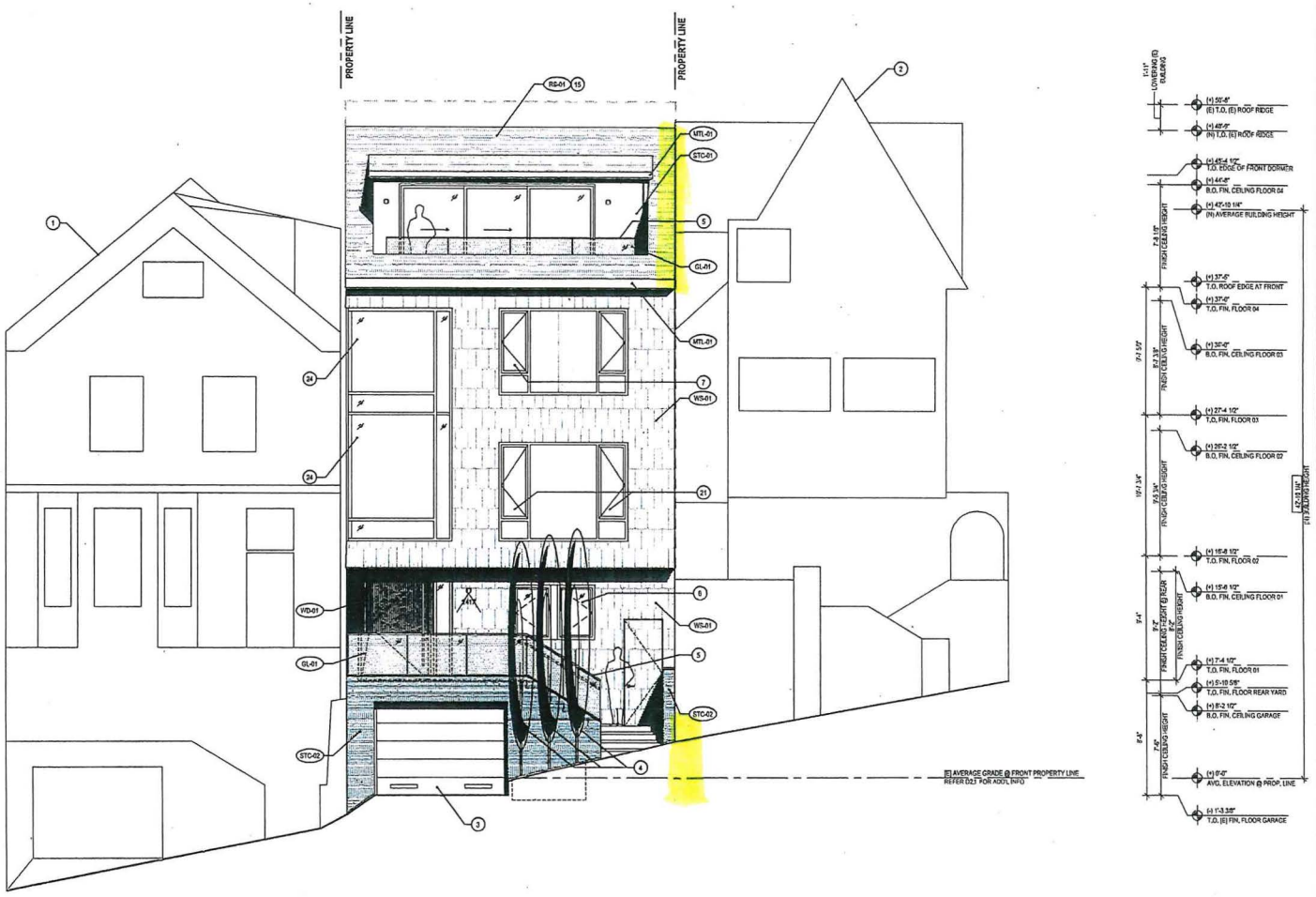
	PRE-APPLICATION PLAN REVIEW	02.24.17
	PROJECT REVIEW MEETING SET	03.14.17
	SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title:
EXISTING/DEMO EXTERIOR ELEVATION

Sheet Number
D2.4



1 PROPOSED ELEVATION - NORTH [FRONT]

GENERAL EXTERIOR ELEVATION NOTES

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

LINE LEGEND

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

ELEVATION SHEET NOTES

1. ADJACENT BUILDING; 2415 GREEN STREET
2. ADJACENT BUILDING; 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR TEMPERED GLASS GUARD RAIL 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 5.3 SQ.FT. CLEAR , 20" SILL HEIGHT, 29" [W] x 44" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 5.5 SQ.FT. CLEAR , 24" SILL HEIGHT, 33" [W] x 58" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 36" SILL HEIGHT, 57" [W] x 57"
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 36" SILL HEIGHT, 42" [W] x 25" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE, REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ WC SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.0
25. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADDL INFO

FINISH LEGEND

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

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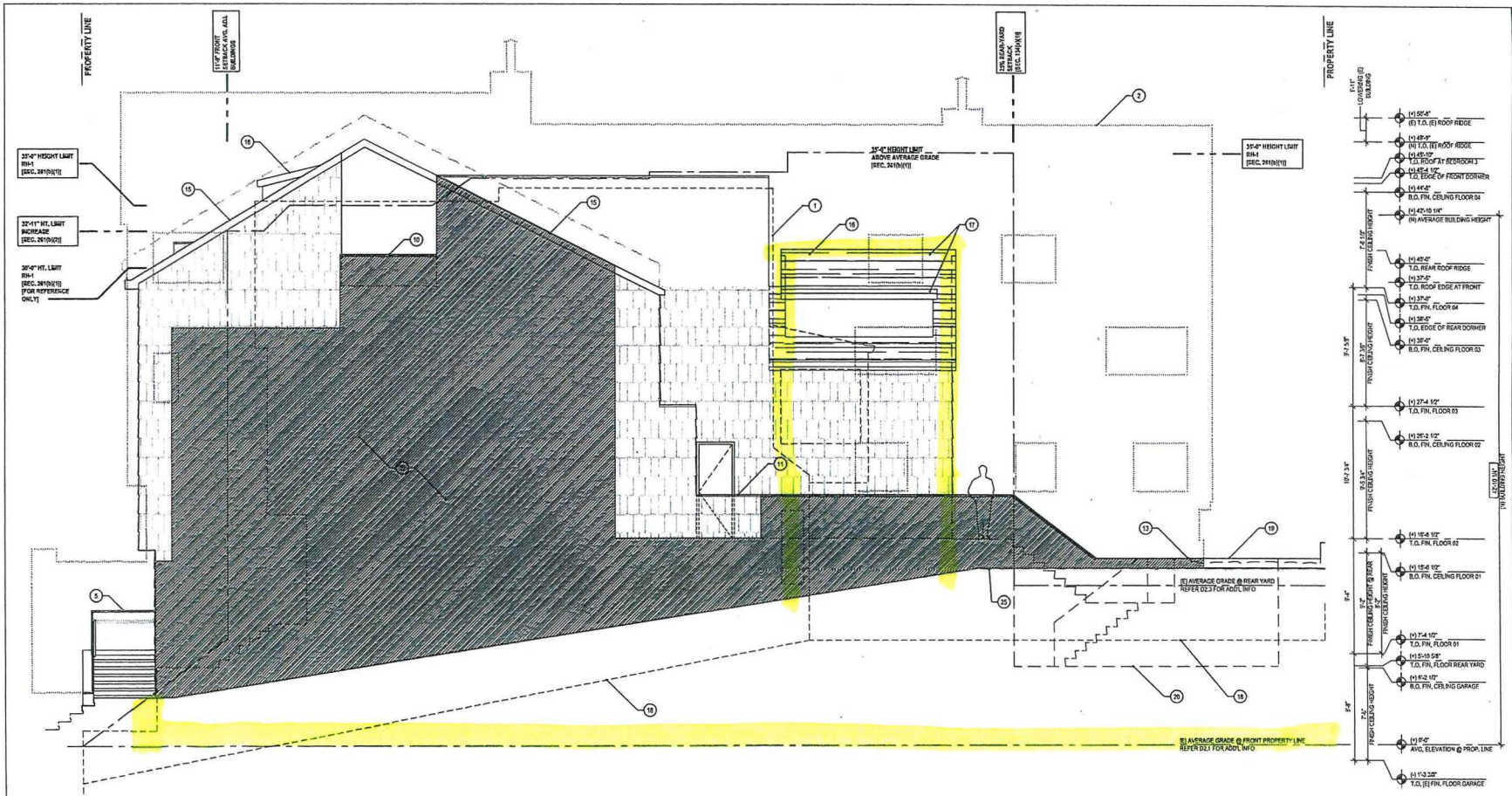
Drawing Title:

PROPOSED EXTERIOR ELEVATION

Sheet Number

A2.1



1 PROPOSED ELEVATION - WEST

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

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

LINE LEGEND

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

ELEVATION SHEET NOTES

1. ADJACENT BUILDING; 2415 GREEN STREET
2. ADJACENT BUILDING; 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. [N] SIDEWALK TREE IN [E] PLANTER
5. [N] EXTERIOR TEMPERED GLASS GUARD RAIL, 42" A.F.F., PANEL SIZE 24 SQ. FT. MAX W/ 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 5.3 SQ.FT. CLEAR , 24" SILL HEIGHT, 29" [W] x 44" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 5.3 SQ.FT. CLEAR , 24" SILL HEIGHT, 23" [W] x 57" [H]
8. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 10.2 SQ.FT. CLEAR , 24" SILL HEIGHT, 27" [W] x 57" [H]
9. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030: 11 SQ.FT. CLEAR , 24" SILL HEIGHT, 48" [W] x 33" [H]
10. 1 HOUR FIRE RATED PARAPET WALL, 30" ABOVE T.O. ROOF MEMBRANE IN ACCORDANCE WITH CBC 705.11.1
11. 1 HOUR FIRE RATED PARTIAL HEIGHT GUARD RAIL/WALL, 42" A.F.F.
12. [N] FIXED SKYLIGHT
13. [N] PLANTER
14. [N] FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [E] ROOF STRUCTURE.
16. [N] DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
17. [N] FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ [N] ROOF STRUCTURE, REFER TO ROOF PLAN A1.5, FOR ROOF SLOPES, TYP.
18. APPROXIMATE OUTLINE OF GRADE @ 2415 GREEN STREET SHOWN FOR REFERENCE ONLY
19. APPROXIMATE OUTLINE OF GRADE @ 2421 GREEN STREET SHOWN FOR REFERENCE ONLY
20. OUTLINE OF REAR YARD, SHOWN FOR REFERENCE ONLY.
21. ALUMINUM CASEMENT WINDOW SYSTEM TO BE EQUIPPED W/ WINDOW OPENING CONTROL DEVICES THAT LIMIT THE OPERATION OF THE WINDOW TO A MAXIMUM OF 3 3/4" OPENING.
22. [N]/[E] BLIND WALL ASSEMBLY
23. [N] WINDOW IN [E] OPENING
24. [N] PROPERTY LINE WINDOW W/ NFS SPRINKLER HEADS INSTALLED ON INTERIOR SIDE OF WINDOW @ CEILING OF EACH STORY, PER PRE-APPLICATION PLAN REVIEW MEETING, ITEM 2, CONCLUSION, REF. A0.6
25. OUTLINE OF GRADE AT [E] REAR YARD, SHOWN FOR REFERENCE ONLY. REFER D2.3 FOR ADDL INFO

2417 GREEN STREET

SAN FRANCISCO, CA 94123
BLOCK 0560 LOT 028

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

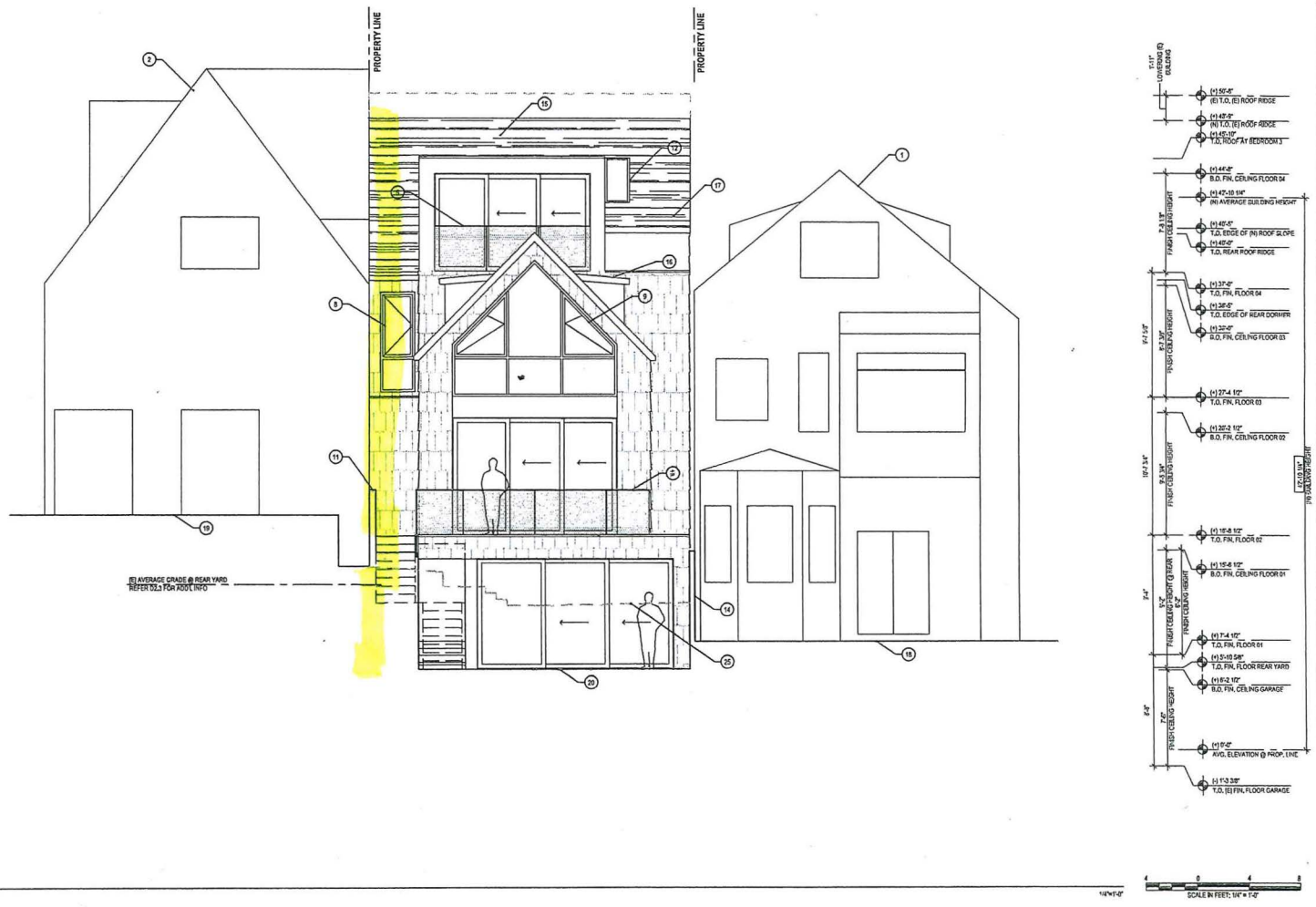
Job No.	16112
Issue	Date
ENVIRONMENTAL EVALUATION SET	02.10.17
PRE-APPLICATION PLAN REVIEW	02.24.17
PROJECT REVIEW MEETING SET	03.14.17
SITE PERMIT/311 NOTIFICATION SET	04.28.17

Drawing Title:

PROPOSED EXTERIOR ELEVATION

Sheet Number:

A2.2



1 PROPOSED ELEVATION - SOUTH

1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

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

LINE LEGEND

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

ELEVATION SHEET NOTES

1. ADJACENT BUILDING; 2415 GREEN STREET
2. ADJACENT BUILDING; 2421 GREEN STREET
3. GARAGE DOOR, PROVIDE 200 SQ. IN. MIN. PERFORATED MTL VENTILATION PANELS ALONG BOTTOM OF DOOR
4. (N) SIDEWALK TREE IN (E) PLANTER
5. (N) EXTERIOR TEMPERED GLASS GUARD RAIL, 42" A.F.F., PANEL SIZE 24 SQ. FT, MAX. 'W' 1/2" GAP BETWEEN ADJ PANELS & CONTINUOUS U-SHAPED CHANNEL CAP
6. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030; 8.2 SQ.FT. CLEAR , 22" SILL HEIGHT, 29" [W] x 44" [H]
7. EMERGENCY ESCAPE AND RESCUE CASEMENT WINDOW IN ACCORDANCE WITH CBC SECTION 1030; 8.5 SQ.FT, CLEAR , 36" SILL HEIGHT, 23" [W] x 52" [H]
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13. (N) PLANTER
14. (N) FENCE 7'-0" MAX ABOVE GRADE OF ADJACENT PROPERTY
15. (N) FIBERGLASS CLASS 'A' SHINGLE ROOFING ASSEMBLY O/ (E) ROOF STRUCTURE.
16. (N) DORMER, REFER TO ROOF PLAN, A1.5, FOR ROOF SLOPES, TYP.
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2417 GREEN STREET

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Job No. 16112

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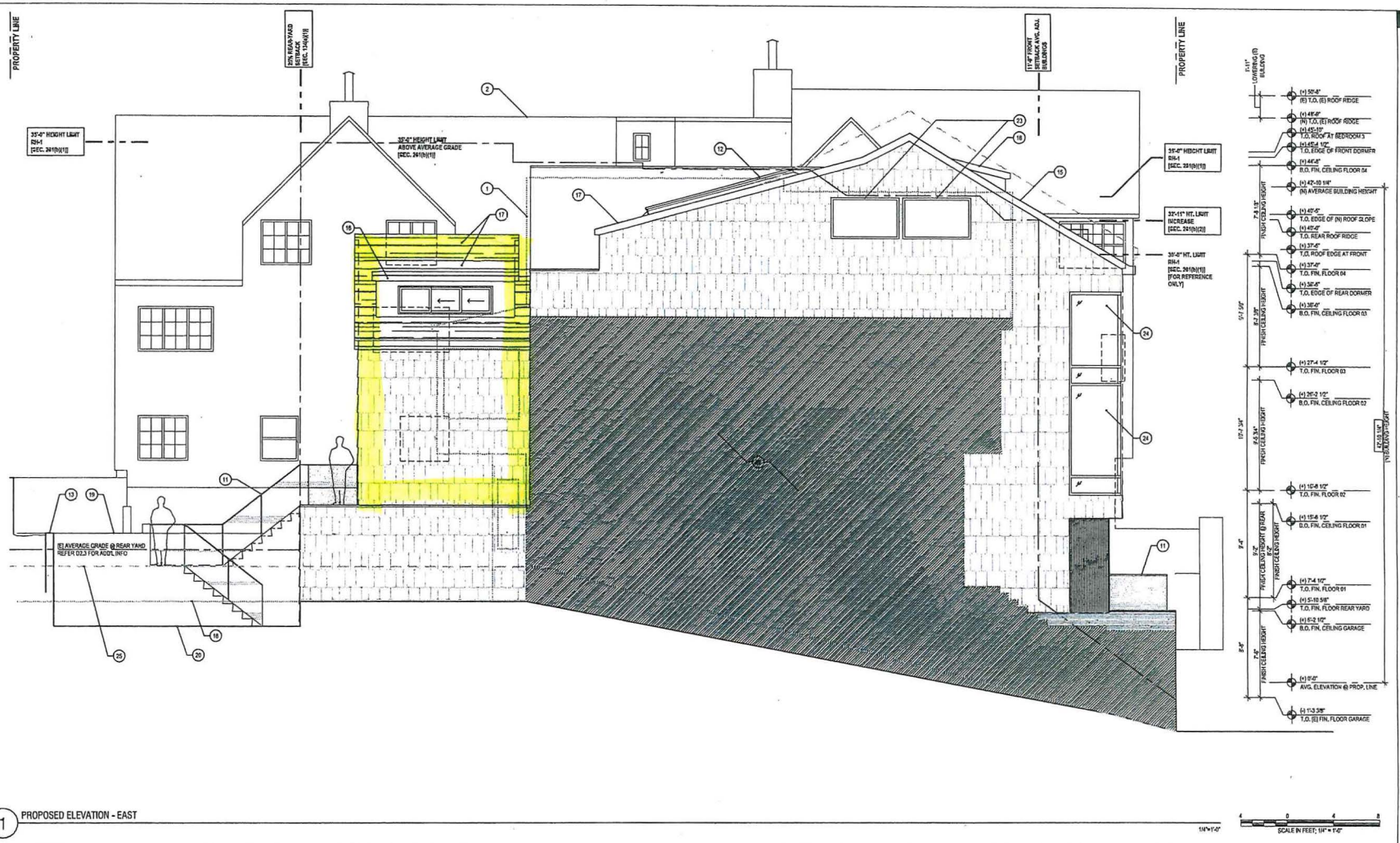
Drawing Title:

PROPOSED EXTERIOR ELEVATION

Sheet Number:

A2.3



1 PROPOSED ELEVATION - EAST

1/4"=1'-0"

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Drawing Title:
PROPOSED EXTERIOR ELEVATION

Sheet Number
A2.4

PROPOSED SAN FRANCISCO BUILDING CODE AMENDMENTS 2016 Edition

Chapter 1
SCOPE AND ADMINISTRATION

Division I
CALIFORNIA ADMINISTRATION

No San Francisco Building Code Amendments.

Division II
SCOPE AND ADMINISTRATION

See Chapter 1A for the Administration provisions of the San Francisco Building Code.

Chapter 1A
SAN FRANCISCO ADMINISTRATION

The City and County of San Francisco adopts the following Chapter 1A for the purpose of administration of the ~~2013~~ 2016 San Francisco Building Code. Certain specific administrative and general code provisions as adopted by various state agencies may be found in Chapter 1, Divisions I and II of this code.

SECTION 101A – TITLE, SCOPE AND GENERAL

101A.1 Title. These regulations shall be known as the "~~2013~~ 2016 San Francisco Building Code," may be cited as such and will be referred to herein as "this code." The ~~2013~~ 2016 San Francisco Building Code amends the ~~2013~~ 2016 California Building Code and the ~~2013~~ 2016 California Residential Code which is Part 2 & 2.5 respectively of the 12 parts of the official compilation and publication of the adoption amendment and repeal of the building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The California Building Code and California Residential Code incorporates by adoption the ~~2012~~ 2015

created by Building Code Section 106A.4.1.3; provided, however, that, until the special inspection reports required by Building Code Section 1704.2.4 are submitted to and approved by the Department, the phase of construction subsequent to the phase or element for which the report was completed cannot commence.

1705.22 Add the following section:

1705.22 Crane Safety. No owner or other person shall operate, authorize or permit the operation of a tower crane on a high-rise building structure until a signed Crane Site Safety Plan, Submittal Form and Crane Safety Compliance Agreement have been accepted by the Building Official.

Chapter 17A
SPECIAL INSPECTIONS AND TESTS

No San Francisco Building Code Amendments

Chapter 18
SOILS AND FOUNDATIONS

No San Francisco Building Code Amendments

Chapter 18A
SOILS AND FOUNDATIONS

No San Francisco Building Code Amendments

Chapter 19
CONCRETE

No San Francisco Building Code Amendments

Chapter 19A
CONCRETE

No San Francisco Building Code Amendments

3302.4 Fencing. Provide for the enclosing, fencing, and boarding up or by fire watch or other means of preventing access to the site by unauthorized persons when work is not in progress.

SECTION 3303 – DEMOLITION

3303.1 Add new sections as follows:

3303.1.1 Buildings other than Type V. The demolition of structures of Types I, II, III and IV construction greater than two stories or 25 feet (7.62 m) in height shall comply with the requirements of this section.

The requirements of this section shall also apply to the demolition of post-tensioned and pre- tensioned concrete structures.

3303.1.2 Required plans. Prior to approval of an application for a demolition permit, two sets of detailed plans shall be submitted for approval, showing the following:

1. **The sequence of operation floor by floor, prepared by a registered civil engineer or licensed architect.**
2. **The location of standpipes.**
3. **The location and details of protective canopies.**
4. **The location of truck crane during operation.**
5. **Any necessary fence or barricade with lights.**
6. **Any floor or wall left standing.**
7. **The schedule of the days when the demolition will be done, i.e., on weekdays or on Sundays.**

3303.4 Replace this section with the following:

3303.4 Vacant Lot. When a building is demolished, the permittee must remove all debris and remove all parts of the structure above grade except those parts that are necessary to provide support for the adjoining property.

3303.8 Add a new section as follows:

3303.8 Special inspection. A registered civil engineer or licensed architect shall supervise the demolition work in accordance with rules and regulations adopted by the Building Official pursuant to Section 104A.2.1 to assure the work is proceeding in a safe manner and shall submit written progress reports to the Department in accordance with Section 1704.2.4.

SECTION 3304 – SITE WORK

3304.1 Add a second paragraph as follows:

The City and County of San Francisco adopts Appendix J for the purpose of regulating excavation and grading.

3304.1 Add a third paragraph as follows:

Temporary wood shoring and forms. All wood used for temporary shoring, lagging or forms that will be backfilled against or otherwise left permanently in place below grade shall be treated wood as defined in Section 2302.

SECTION 3306 – PROTECTION OF PEDESTRIANS

3306.10 Add a section as follows:

3306.10 Chutes. Chutes for the removal of materials and debris shall be provided in all parts of demolition operations that are more than 20 feet (6.096 m) above the point where the removal of material is effected. Such chutes shall be completely enclosed. They shall not extend in an unbroken line for more than 25 feet (7.62 m) vertically but shall be equipped at intervals of 25 feet (7.62 m) or less with substantial stops or offsets to prevent descending material from attaining dangerous speeds.

The bottom of each chute shall be equipped with a gate or stop with a suitable means for closing or regulating the flow of material.

Chutes, floors, stairways and other places affected shall be watered sufficiently to keep down the dust.

3306.11 Add a section as follows:

3306.11 Falling debris. Wood or other construction materials shall not be allowed to fall in large pieces onto an upper floor. Bulky materials, such as beams and columns, shall be lowered and not allowed to fall.

3306.12 Add a section as follows:

3306.12 Structure stability. In buildings of wood frame construction, the supporting structure shall not be removed until the parts of the structure being supported have been removed.

In buildings with basements, the first floor construction shall not be removed until the basement walls are braced to prevent overturning, or an analysis acceptable to the Building Official is submitted which shows the walls to be stable without bracing.

SECTION 3307 – PROTECTION OF ADJOINING PROPERTY

3307.1 Insert a note at the end of this section as follows:

3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to

be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Note: Other requirements for protection of adjacent property of adjacent and depth to which protection is requested are defined by California Civil Code Section 832, and is reprinted herein for convenience.

Section 832. Each coterminous owner is entitled to the lateral and subjacent support which his land receives from the adjoining land, subject to the right of the owner of the adjoining land to make proper and usual excavations on the same for purposes of construction or improvement, under the following conditions:

1. Any owner of land or his lessee intending to make or to permit an excavation shall give reasonable notice to the owner or owners of adjoining lands and of buildings or other structures, stating the depth to which such excavation is intended to be made, and when the excavating will begin.

2. In making any excavation, ordinary care and skill shall be used, and reasonable precautions taken to sustain the adjoining land as such, without regard to any building or other structure which may be thereon, and there shall be no liability for damage done to any such building or other structure by reason of the excavation, except as otherwise provided or allowed by law.

3. If at any time it appears that the excavation is to be of a greater depth than are the walls or foundations of any adjoining building or other structure, and is to be so close as to endanger the building or other structure in any way, then the owner of the building or other structure must be allowed at least 30 days, if he so desires, in which to take measures to protect the same from any damage, or in which to extend the foundations thereof, and he must be given for the same purposes reasonable license to enter on the land on which the excavation is to be or is being made.

4. If the excavation is intended to be or is deeper than the standard depth of foundations, which depth is defined to be a depth of nine feet below the adjacent curb level, at the point where the joint property line intersects the curb and if on the land of the coterminous owner there is any building or other structure the wall or foundation of which goes to standard depth or deeper then the owner of the land on which the excavation is being made shall, if given the necessary license to enter on the adjoining land, protect the said adjoining land and any such building or other structure thereon without cost to the owner thereof, from any damage by reason of the excavation, and shall be liable to the owner of such property for any such damage, excepting only for minor settlement cracks in buildings or other structures.

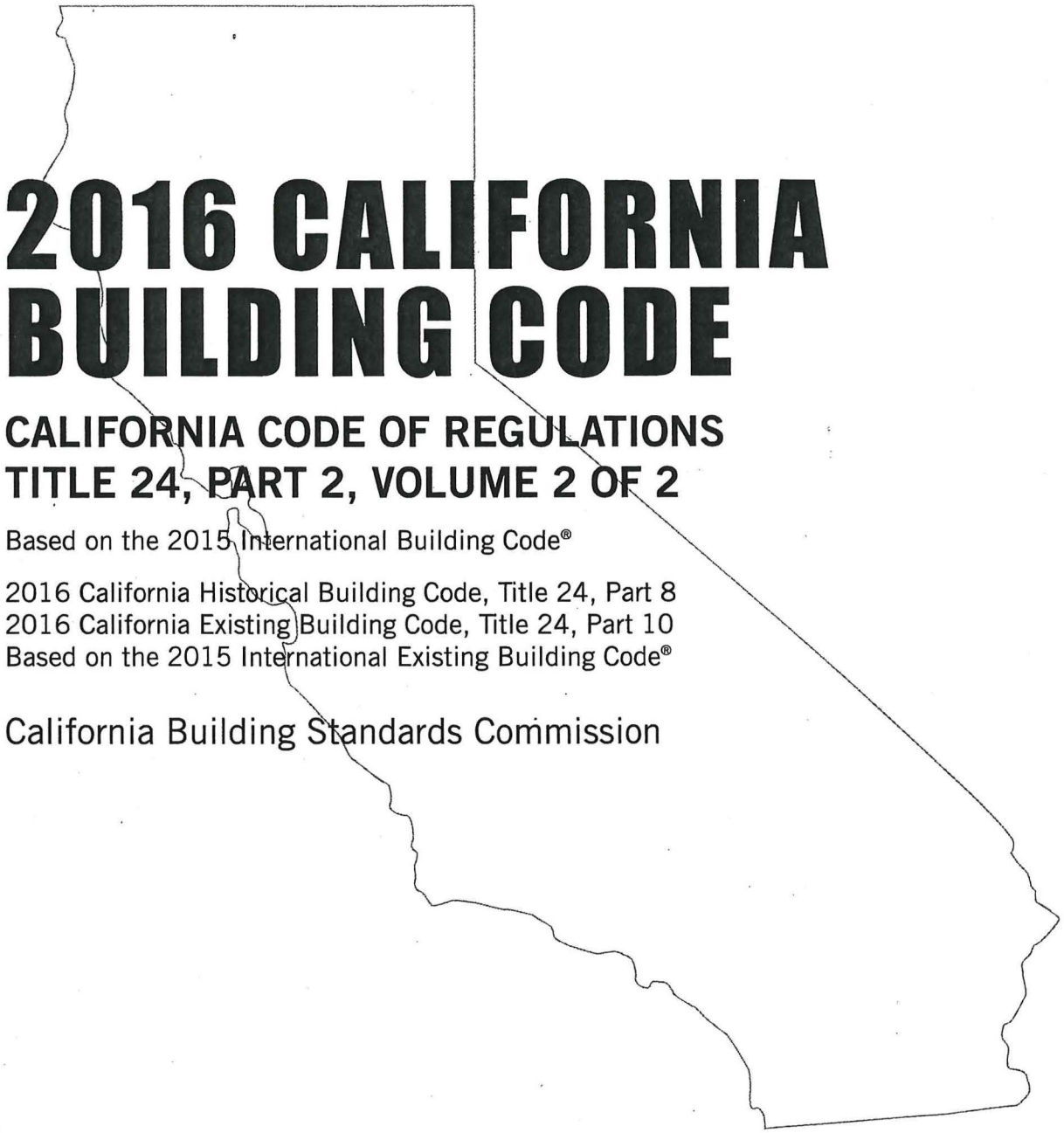
SECTION 3311 – STANDPIPES

3311.2 Replace this section and title with the following:

3311.2 ~~Buildings being demolished.~~Fire Safety During Demolition ~~Where a building is being demolished and a standpipe exists within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being~~

IMPORTANT NOTICE

Act now to keep your code up-to-date. The purchase of this code includes a free subscription for all State-issued supplements and errata. To receive these important updates through 2019, you MUST register online www.iccsafe.org/CAL16



2016 CALIFORNIA BUILDING CODE

CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2, VOLUME 2 OF 2

Based on the 2015 International Building Code®

2016 California Historical Building Code, Title 24, Part 8
2016 California Existing Building Code, Title 24, Part 10
Based on the 2015 International Existing Building Code®

California Building Standards Commission

CBSC CALIFORNIA BUILDING STANDARDS COMMISSION

ICC INTERNATIONAL CODE COUNCIL

Effective January 1, 2017

For Errata and Supplement effective dates see the History Note Appendix

Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μm), determined in accordance with ASTM D422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D422.
4. Expansion index greater than 20, determined in accordance with ASTM D4829.

1803.5.4 Ground-water table. A subsurface soil investigation shall be performed to determine whether the existing ground-water table is above or within 5 feet (1524 mm) below the elevation of the lowest floor level where such floor is located below the finished ground level adjacent to the foundation.

Exception: A subsurface soil investigation to determine the location of the ground-water table shall not be required where waterproofing is provided in accordance with Section 1805.

1803.5.5 Deep foundations. Where deep foundations will be used, a geotechnical investigation shall be conducted and shall include all of the following, unless sufficient data upon which to base the design and installation is otherwise available:

1. Recommended deep foundation types and installed capacities.
2. Recommended center-to-center spacing of deep foundation elements.
3. Driving criteria.
4. Installation procedures.
5. Field inspection and reporting procedures (to include procedures for verification of the installed bearing capacity where required).
6. Load test requirements.
7. Suitability of deep foundation materials for the intended environment.
8. Designation of bearing stratum or strata.
9. Reductions for group action, where necessary.

1803.5.6 Rock strata. Where subsurface explorations at the project site indicate variations in the structure of rock upon which foundations are to be constructed, a sufficient number of borings shall be drilled to sufficient depths to assess the competency of the rock and its load-bearing capacity.

1803.5.7 Excavation near foundations. Where excavation will reduce support from any foundation, a registered design professional shall prepare an assessment of the structure as determined from examination of the structure, the review of available design documents and, if necessary, excavation of test pits. The registered design professional shall determine the requirements for underpinning and protection and prepare site-specific plans, details and sequence of work for submission. Such support shall be provided by underpinning, sheeting and bracing, or by other means acceptable to the building official.

1803.5.8 Compacted fill material. Where shallow foundations will bear on compacted fill material more than 12 inches (305 mm) in depth, a geotechnical investigation shall be conducted and shall include all of the following:

1. Specifications for the preparation of the site prior to placement of compacted fill material.
2. Specifications for material to be used as compacted fill.
3. Test methods to be used to determine the maximum dry density and optimum moisture content of the material to be used as compacted fill.
4. Maximum allowable thickness of each lift of compacted fill material.
5. Field test method for determining the in-place dry density of the compacted fill.
6. Minimum acceptable in-place dry density expressed as a percentage of the maximum dry density determined in accordance with Item 3.
7. Number and frequency of field tests required to determine compliance with Item 6.

1803.5.9 Controlled low-strength material (CLSM). Where shallow foundations will bear on controlled low-strength material (CLSM), a geotechnical investigation shall be conducted and shall include all of the following:

1. Specifications for the preparation of the site prior to placement of the CLSM.
2. Specifications for the CLSM.
3. Laboratory or field test method(s) to be used to determine the compressive strength or bearing capacity of the CLSM.
4. Test methods for determining the acceptance of the CLSM in the field.
5. Number and frequency of field tests required to determine compliance with Item 4.

1803.5.10 Alternate setback and clearance. Where setbacks or clearances other than those required in Section 1808.7 are desired, the building official shall be permitted to require a geotechnical investigation by a registered design professional to demonstrate that the intent of Section 1808.7 would be satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

1803.5.11 Seismic Design Categories C through F. For structures assigned to Seismic Design Category C, D, E or

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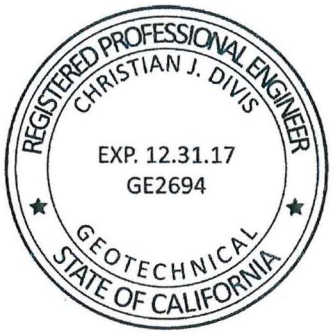
CONSULTING, INC.
GEOTECHNICAL ENGINEERING

PRELIMINARY GEOTECHNICAL REPORT
2417 GREEN STREET
SAN FRANCISCO, CALIFORNIA
SAN FRANCISCO ASSESSORS BLOCK 0560 LOT 028

Client:
2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

12 January 2017
Project: 17-120101-01

Prepared by:



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GEOTECHNICAL ENGINEERING

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LIST OF FIGURES

APPENDICIES

2417 Green Street, LLC
12 January 2017
17-120101-01

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GEOTECHNICAL ENGINEERING

INTRODUCTION

This letter report presents our preliminary geotechnical conclusions and recommendations for the subject project. Additional geotechnical studies, including a site specific field investigation, are required prior to final design.

The subject project is located at 2417 Green Street in San Francisco. The site is located on Block 0560 Lot 028 as mapped by the San Francisco Planning Department as shown on the Site Plan, Figure 1.

PROPOSED IMPROVEMENTS

We understand that plans include: remodeling of the existing residence and expanding the existing basement.

DATA REVIEW

To develop a preliminary understanding of the geologic conditions at the site, we reviewed the following documents:

- Blake M.C. et. al. (2000). Geologic Map and Map Database of Parts of Marin, San Francisco, Alameda, Contra Costa and Sonoma Counties, California.
- California Geological Survey (2001). State of California Seismic Hazard Zones, City and County of San Francisco, Official Map.
- John A. Blume & Associates, Engineers, (1974). San Francisco Seismic Safety Investigation, June 1974.

SPECIAL STUDIES ZONES

San Francisco Slope Protection Act

The site is located within an area defined by Section 106A.4.1.4 of the 2013 San Francisco Building code and consequently is located within a special study zone under the Slope Protection Act; Figure 2.

This report provides preliminary conclusions and recommendations regarding geologic hazards at the site. If a geologic hazard report is required by the San Francisco Department of Building Inspection, we can provide one upon your request.

State of California Seismic Hazard Zones

The site is not located within a seismic hazard zone as defined by the State of California; Figure 3.

Alquist Priolo Fault Mapping Act

The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no known active or potentially active faults exist on the site.

GEOLOGIC SETTING

The site lies along a northeast-facing slope along the northern side of Russian Hill within the Pacific Heights District in San Francisco.

The site is located within the Coast Ranges geomorphic province of California that is characterized by rugged northwest-trending mountain chains, valleys and ridges. The predominant geologic structure and these topographic features are controlled by folds and faults that resulted from the collision of the Farallon plate and North American plate and subsequent strike-slip faulting along the San Andreas Fault system. The San Andreas Fault is more than 600 miles long from Point Arena in the north to the Gulf of California in the south. The Coast Ranges province is bounded on the east by the Great Valley and on the west by the Pacific Ocean.

The bedrock in the area is mapped as Jurassic- to late Cretaceous-age [~200 – 65 million years ago (Ma)] Franciscan Complex consisting of sandstone, shale, chert, greenstone and serpentinite. Locally, the surficial deposits at the site are mapped as Dune Sand.

A geologic map of the site vicinity is presented as Figure 4.

ANTICIPATED SUBSURFACE CONDITIONS

Based on the documents reviewed, we preliminarily conclude the site is underlain by: Dune Sand, undifferentiated surficial deposits and bedrock.

Undocumented fill may have been placed at the site during prior developments and/or grading activities.

SEISMICITY

The major active faults in the area are the San Andreas, San Gregorio, Hayward, Rodgers Creek and Calaveras Faults as shown on Figure 5. The closest major active fault is the San Andreas, which is approximately 10 kilometers to the west. The most recent major earthquake to affect the Bay Area was the Loma Prieta Earthquake of 17 October 1989, in the Santa Cruz Mountains with a M_w of 6.9, approximately 98 km from the site.

The U.S. Geological Survey's Working Group on California Earthquake Probabilities (2013) has compiled the earthquake fault research for the San Francisco Bay area in order to estimate the probability of fault segment rupture. They have determined that the overall probability of moment magnitude 6.7 or greater earthquake occurring before 2037 is 72 percent.

The seismicity of the site is governed by the activity of the San Andreas Fault, although ground shaking from future earthquakes on other faults would also be felt at the site. The intensity of earthquake ground motion at the site will depend upon the characteristics of the generating fault, distance to the earthquake epicenter, and magnitude and duration of the earthquake. We judge that strong to violent ground shaking could occur at the site during a large earthquake on one of the nearby faults.

GEOLOGIC HAZARDS

The project site is in a seismically active region. A preliminary discussion regarding geologic hazards and their impact on the site follows.

Ground Shaking
The seismicity of the site is governed by the activity of the San Andreas Fault, although ground shaking from future earthquakes on other faults would also be felt at the site. The intensity of earthquake ground motion at the site will depend upon the characteristics of the generating fault, distance to the earthquake epicenter, and magnitude and duration of the earthquake. We judge that strong to violent ground shaking could occur at the site during a large earthquake on one of the nearby faults.

Fault Rupture
No active faults are known to exist within the City and County of San Francisco (Blume, 1974). Historically, ground surface displacements closely follow the trace of geologically young faults.

Slope Stability
No documented landslides were found to be present at the site; (Blume, 1974). Most of the regional slide deposits are mapped in ravines and swales and/or generally occur on steeper bedrock slope gradients.

Liquefaction and Associated Hazards
When a saturated, cohesionless soil liquefies, it experiences a temporary loss of shear strength created by a transient rise in excess pore pressure generated by strong ground motion. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. Flow failure, lateral spreading, differential settlement, loss of bearing strength, ground fissures and sand boils are evidence of excess pore pressure generation and liquefaction.

The site is not mapped within a liquefaction seismic hazard zone.

Cyclic Densification
Cyclic densification is the densification of non-saturated sand above the groundwater table due to shaking and can occur during an earthquake, resulting in settlement of the ground surface and overlying improvements.

The near surface soils are mapped as Dune Sand. Consequently, loose clean sand may be present at the site. Cyclic densification may occur at the site where loose clean sands are present and not removed/improved by the proposed construction.

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Our preliminary geotechnical conclusions and recommendations regarding design and construction are presented in the remainder of this letter. The conclusions and recommendations presented herein should be re-evaluated based on either a site-specific field investigation or relevant subsurface information or both. A final geotechnical report should be prepared by us prior to finalizing the design of the proposed improvements.

Undocumented Fill
Undocumented fill may be encountered at the site. Undocumented fill should not be relied upon for foundation support. Where new concrete flatwork or pavements are proposed, any undocumented fill should be reworked.

Groundwater

Groundwater is typically encountered at the interface between geologic contacts, (fill/native, sand/clay and soil/bedrock). Any excavation on a hillside may encounter groundwater and seasonal springs may be present even though no evidence of these springs are encountered during construction. Where groundwater or evidence of groundwater is encountered during construction, we should be notified to evaluate if additional measures are required to control the flow of groundwater at the site.

The final design should include measures to intercept groundwater where it may impact the proposed construction. This may include but is not limited to: drainage behind retaining walls, under-slab-drainage, French drains and area drains to intercept groundwater and surface run-off, and waterproofing. The need for under-slab-drainage should be evaluated based on the waterproofing design. Where collected, groundwater should be discharged to a suitable collection point. In San Francisco, intercepted groundwater is typically re-directed to the combined sewer-storm water system.

Waterproofing is typically installed where the construction of habitable space is below the ground surface and waterproofing for basements is generally required by the building code. While we may provide guidance regarding waterproofing, the design and implementation of any waterproofing system is beyond the scope of our services. The waterproofing system should be designed and inspected by others.

Site Preparation, Grading and Engineered Fill

The contractor should be familiar with the use of standard compaction equipment and moisture conditioning of soil. We can provide additional recommendations regarding the placement of engineered fill and moisture conditioning upon request.

In areas to receive fill or other improvements; flatwork, existing pavements, foundations, abandoned utilities, vegetation, organic topsoil and other deleterious materials should be removed and disposed of prior to any grading activities.

Where new fill is required behind retaining walls, adjacent to foundations and below new improvements, it should be engineered in place.

Engineered fill consists of fill material which has been approved for use by the geotechnical engineer and placed in a manner as recommended by the geotechnical engineer. Engineered fill may consist of either on-site soil, select fill (imported to the site) or in some cases lean concrete. Lean concrete and native (on-site) soils should only be used if specifically approved by the geotechnical engineer.

Engineered fill (soil) should be placed in horizontal layers not exceeding eight inches in loose thickness, moisture-conditioned to above the optimum moisture content, and compacted to at least 90 percent relative compaction. The upper six inches of the soil subgrade for flatwork areas should be compacted to at least 95 percent relative compaction. Fill deeper than five feet should be compacted to at least 95 percent relative compaction.

Select fill should consist of soil that is non-corrosive, free of organic matter, smaller than three inches in greatest dimension, has a liquid limit less than 40 and a plasticity index less than 12. It is the contractor's

responsibility to check that any fill meet the project requirements. Samples may be submitted to the geotechnical engineer for testing at least three business days prior to use at the site.

Excavation

Excavations that will be deeper than five feet and will be entered by workers should be shored or sloped in accordance with the Occupational Safety and Health Administration (OSHA) standards (29 CFR Part 1926). The shoring designer should be responsible for the shoring design. The contractor should be responsible for the construction and safety of temporary slopes and shoring.

Temporary Slopes

Where space permits, temporary excavation slopes should be no steeper than 2:1 (horizontal:vertical) in native soils and no steeper that 3:1 in clean sand and undocumented fill. Vertical cuts of less than five feet may be performed in very stiff to hard native clays and bedrock provided: any adjacent improvement (i.e. adjacent foundations) are a minimum distance away from the toe of the cut equal to the height of the cut and these vertical cuts are approved by us. Vertical cuts should not be performed in the Dune Sand mapped at the site.

Shoring

We anticipate that shoring will be required for the proposed improvements. Shoring will likely consist of soldier pile and lagging cantilever shoring with a maximum retained height of about 10 feet. Permeation grouting may also be required in conjunction with or used in lieu of lagging to mitigate the potential for flowing sands through the lagging boards and facilitate excavation. The actual shoring type should be determined based on future geotechnical studies and the final project plans.

Underpinning

Where adjacent foundations may be impacted by the excavation and the proposed shoring system is not adequate to reduce potential movements, the adjacent foundations should be underpinned. Hand-dug underpinning pits extending approximately three feet below the bottom of the proposed excavation are likely the most economical underpinning for a project of this scope.

Construction Considerations and Monitoring

If the contractor encounters any adjacent foundation not identified on the structural plans, weak soil/rock or flowing sands during excavation, the excavation should be halted immediately and measures should be taken to mitigate any potential movement. We should be contacted immediately to provide additional consultation. We recommend the contractor investigate the location and depth of adjacent foundations prior finalizing excavation plans.

During excavation, the shoring system may deform laterally, which could cause the ground surface adjacent to the shoring walls to settle. The magnitudes of shoring movements and the resulting settlements are difficult to estimate because they depend on many factors, including the method of installation and the contractor's skill in the shoring installation. We believe that the movements of a properly designed and constructed shoring system should be within ordinary accepted limits of less than one inch. A monitoring program should be established to evaluate the effects of the construction on the adjacent buildings and surrounding ground.

The contractor should be responsible for all temporary cuts, slopes and shoring systems used at the site and should have a competent person on-site who is able to evaluate proposed excavations and soil/bedrock conditions.

Permanent Slopes

Where the existing slopes are re-graded for the proposed improvements, permanent slopes in soil should be graded to a maximum inclination of 2:1 (horizontal:vertical). Steeper slopes may be allowed and should be evaluated on a case-by case basis. Erosion may occur on any slope and maintenance will likely by required. A landscaping plan can be used to minimize erosion and minor sloughing on slopes with inclinations of 2:1 or less. To protect against slope erosion, surface runoff should be redirected away from slopes.

Surface Drainage

Positive surface drainage should be provided at the site to direct surface water away from new and existing foundations as well as the top of retaining walls and slopes. To reduce the potential for water ponding adjacent to the improvements, we recommend the ground surface within a horizontal distance of five feet from the improvement slope down and away with a surface gradient of at least two percent in unpaved areas and one percent in paved areas.

Positive surface drainage should also be provided in crawl spaces, if any, beneath the new improvements. The crawl space should be covered with at least two inches of concrete ("ratproofing") sloped to drain at an inclination of at least one percent to a suitable discharge point. As required, the discharge can be through one-inch-diameter weepholes through retaining walls and redirected to a suitable collection point.

Foundations

Foundations should either bear on similar geologic units or should be designed for differential settlements. We anticipate that foundations will be designed to bear on the Dune Sand (bearing layer) mapped at the site.

We preliminarily recommend that new foundations consist of either continuous shallow foundations of individual spread footings interconnected by stiffened grade beams. Localized areas of soft/medium stiff soil or disturbed bedrock maybe encountered during construction. Weak soil should be over-excavated and replaced with lean concrete. The extent of the over-excavation required should be evaluated in the field by us. We should check the bearing layer once foundation subgrade has been achieved and prior to the placement of re-bar or any other material.

Footings should be a minimum of 18 inches deep or extend at least 12 inches into the bearing layer; whichever is deeper. Footings should be at least 18 inches wide for continuous footings and 24 inches wide for isolated spread footings.

Where proposed foundations are within seven feet of the top of a slope, they should be deepened such that there is a minimum of seven feet between the top of the footing and face of slope. Footings adjacent

to utility trenches (or other footings) should bear below an imaginary 1.5:1 (horizontal:vertical) plane projected upward from the bottom edge of the utility trench (or adjacent footings).

Shallow foundations designed in accordance with the recommendations presented herein should not settle more than 1 inch; differential settlements should not exceed more than ½ inch in 30 feet. Larger, relatively abrupt differential settlements may occur at the transition between different geologic units.

For the recommended minimum embedment, footings constructed on the bearing layer and observed by us may be designed for an allowable bearing pressure of 2,000 pounds per square foot (psf) for dead plus live loads, with a one-third increase for total loads, including wind and/or seismic loads.

Lateral loads on footings can be resisted by a combination of passive resistance acting against the vertical faces of the footings and friction along the bases of the footings. Passive resistance may be calculated using lateral pressures corresponding to an equivalent fluid weight of 250 pounds per cubic foot (pcf); the upper foot should be ignored unless confined by a concrete slab or pavement. Frictional resistance of concrete poured directly on soil should be computed using a base friction coefficient of 0.35; where waterproofing or a vapor barrier is used the coefficient should be reduced to 0.20. The passive resistance and base friction values include a factor of safety of about 1.5 and may be used in combination without reduction.

Uplift loads may be resisted by the weight of the footing and any overlying soil. If footings are inadequate to provide the necessary uplift resistance, drilled piers may be used.

Footing excavations should be free of standing water, debris, and disturbed materials prior to placing concrete.

Permanent Retaining Walls

Retaining walls may be supported by the foundation system described in the previous section.

Retaining walls that are free to rotate at the top may be designed using an active earth pressure. Restrained basement walls (no movement allowed at the top of wall) should be designed for at-rest pressures.

Because the site is in a seismically active area, retaining walls are typically designed to resist pressures associated with earthquake forces. The structural engineer should determine if a seismic increment should be included in the design. If a seismic increment is included in the design, we recommend retaining walls be designed to resist the greater of either the at-rest pressure or active earth pressure plus a seismic increment. At a minimum, any retaining wall should be designed for a Factor of Safety of at least 1.5.

Where new or existing foundations are located behind retaining walls and an imaginary plane taken from the bottom of the footing projected at 1.5:1 (horizontal to vertical) downward intersects the retaining wall, additional surcharge pressures should be included to account for vertical and lateral foundation loading on the retaining wall.

Water can accumulate behind the walls from perched groundwater and other sources, such as rainfall, irrigation, and broken water lines. One acceptable method for back draining the wall is to place a prefabricated drainage panel against the backside of the wall. The drainage panel would typically extend down to either: a prefabricated drainage trench, a perforated PVC collector pipe at the base of the wall or weep holes. Water which drains through the weep holes should not be allowed to pond and should be diverted to a suitable collection system.

Where walls are not back drained, an additional hydrostatic load of 62.4 pcf should be added to the lateral pressures indicated above.

Concrete Slab-on-Grade Floors

Subgrade for concrete slab-on-grade floors should consist of undisturbed native soil and/or bedrock or engineered fill. In general, water vapor transmission through the floor slab should be reduced where there is potential for finished floor coverings to be adversely affected by moisture. This may be achieved using waterproofing, a vapor barrier or both.

If a vapor barrier is installed, it should be underlain by a capillary moisture break. A capillary moisture break consists of at least four inches of clean, free-draining gravel or crushed rock. The vapor barrier should meet the requirements for Class C vapor retarders stated in ASTM E1745-97. The vapor retarder should be placed in accordance with the requirements of ASTM E1643-98. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder. The vapor retarder should be covered with two inches of sand to aid in curing the concrete and to protect the vapor retarder during slab construction. The particle size of the gravel/crushed rock and sand should meet the gradation requirements presented in Table 1.

The sand overlying the membrane should be moist, but not saturated, at the time concrete is placed. Excess water trapped in the sand could eventually be transmitted as vapor through the slab. If rain is forecast prior to pouring the slab, the sand should be covered with plastic sheeting to avoid wetting. If the sand becomes wet, concrete should not be placed until the sand has been dried or replaced.

The presence of a capillary break and vapor barrier may not eliminate all moisture transmission through the concrete floor slab. As required and before the final floor covering is placed, the contractor should the moisture emission levels.

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TABLE 1
GRADATION REQUIREMENTS FOR CAPILLARY MOISTURE BREAK

Sieve Size	Percentage Passing Sieve
Gravel or Crushed Rock	
1 inch	90 – 100
3/4 inch	30 – 100
1/2 inch	5 – 25
3/8 inch	0 – 6
Sand	
No. 4	100
No. 200	0 – 5

Concrete Flatwork and Pavers

Concrete flatwork may be underlain by Class II aggregate base to reduce the potential for differential settlement; if desirable we recommend a minimum of 4 or 6 inches of Class II aggregate base compacted to 95 percent relative compaction for pedestrian and vehicular traffic, respectively. Area drains may be used to collect surface run-off.

Where concrete flatwork is constructed on a slope, concrete keys may be required to reduce the potential for downhill movement of the constructed flatwork.

The velocity of surface runoff may be reduced using permeable pavers, which allow surface water to infiltrate the pavers; however since the project is located at the top of a slope, we recommend that infiltration into the underlying soil/rock not be allowed and a subdrain system should be installed below the pavers to divert the surface water to a suitable collection system.

We should evaluate the soil subgrade prior to placement of the pavers or flatwork. Where weak fill and/or soil is encountered, it should be replaced with engineered fill. Where wet or dry soil is encountered, it should be ripped a minimum of six inches and moisture conditioned to near optimum moisture content.

The required thicknesses of the permeable aggregate base and subbase courses and geotextile required will depend on the infiltration and water storage design requirements, as well as the pedestrian/traffic loading demand. We can provide additional geotechnical recommendations and/or a review of the final pavement plans upon your request.

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SEISMIC DESIGN

For design in accordance with the 2013 San Francisco Building Code (SFBC), we preliminarily recommend Site Class D (stiff soil) be used. Site seismic design factors are presented on Figure 6. The factors presented should be considered preliminary until checked by your structural engineer.

LIMITATIONS

This preliminary geotechnical study has been conducted in accordance with the standard of care commonly used as state-of-practice in the profession. No other warranties are either expressed or implied. A final geotechnical report based on a site specific field study and/or appropriate available on-site subsurface information should be prepared prior to finalizing any design. Corrosivity of the soil and/or bedrock is beyond the scope of this report. The recommendations made in this report are intended to protect the life and safety of occupants within the structure during a major seismic event on a nearby fault; damage to the structure and other improvements may still occur due to seismic forces on the proposed improvements. Our recommendations are only valid where the actual field conditions are observed by us.

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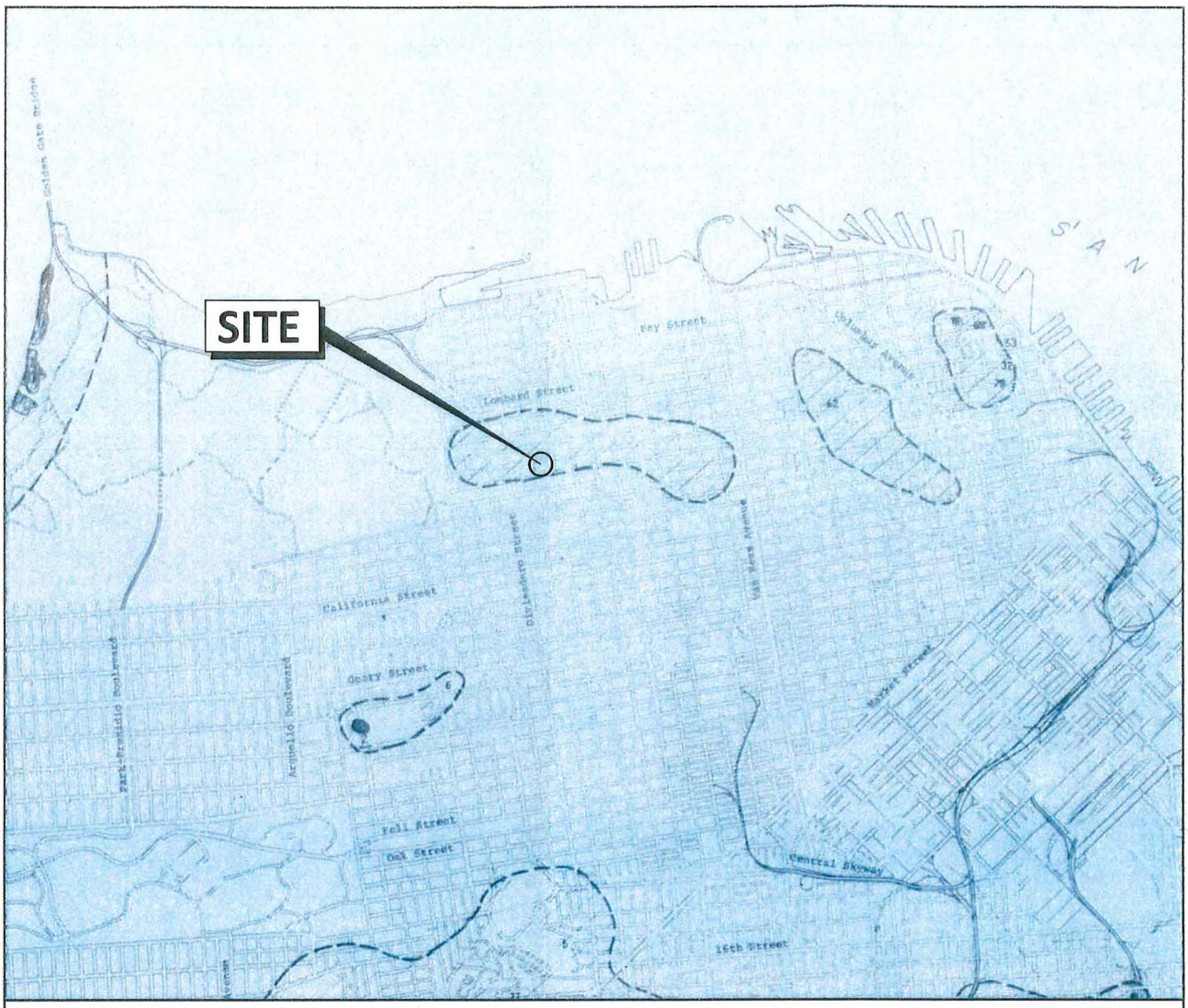
FIGURES

Base map: (c) 2017 san francisco planning department

divis CONSULTING, INC. GEOTECHNICAL ENGINEERING	**2417 GREEN STREET** San Francisco, California	**SITE LOCATION MAP**		
		Date 01/12/17	17-120101-01	Figure 1



EXPLANATION

outline of slide area

areas of potential landslide hazard

7 location of slide, SFDBI
those underlined are active slides

0 2000 4000 Feet

Approximate scale

Base map: John A. Blume & Associates, Engineers, (1974). Figure 4, Landslide Locations, San Francisco Seismic Safety Investigation, June 1974.

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2417 GREEN STREET
San Francisco, California

SAN FRANCISCO SLOPE PROTECTION ACT MAP

Date 01/12/17	17-120101-01	Figure 2

EXPLANATION

Liquefaction: Areas where historic occurence of liquefaction, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

Earthquake-Induced Landslides: Areas where previous occurence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements.

0 1000 2000 Feet

Approximate scale

Base map: State of California, Seismic Hazard Zones City and County of San Francisco, Official Map, Released November 17, 2001.

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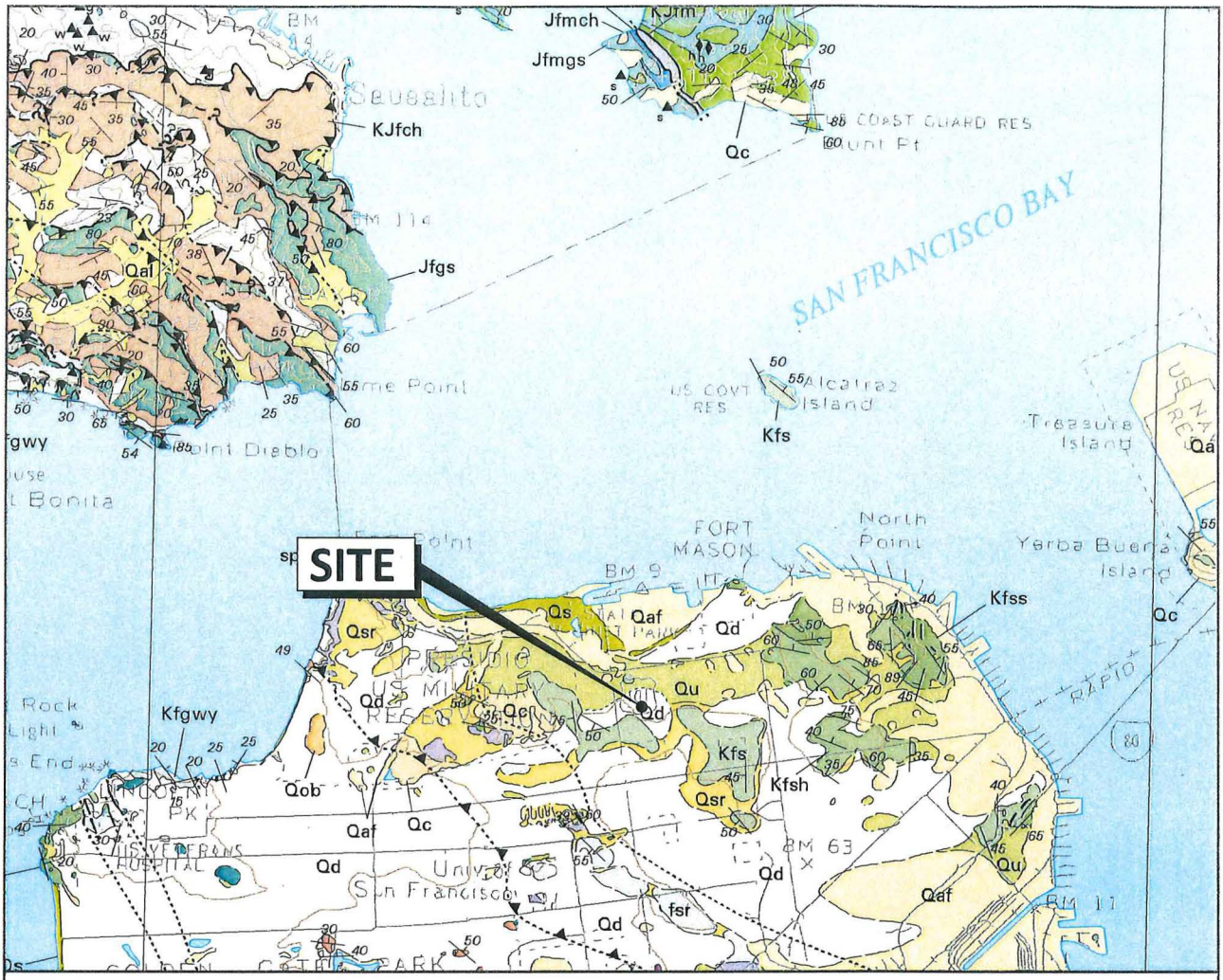
2417 GREEN STREET
San Francisco, California

SEISMIC HAZARD ZONE MAP

Date 01/12/17 | 17-120101-01 | Figure 3



		water
	Qaf	Artificial fill
	Qd	Dune Sand (Quaternary)
	Qu	Undifferentiated surficial deposits (Quaternary)
	fsr	Mélange
	Jfgs	Greenstone (Jurassic)
	KJfch	Chert (Cretaceous and Jurassic)
	sp	Serpentine
----		Contact, approximately located

0 2000 4000 feet

Approximate scale

Reference: Geologic Map and Map Database of Parts of Marin, San Francisco, Alameda, Contra Costa and Sonoma Counties, California, prepared by M.C. Blake Jr., R.W. Graymer, and D.L. Jones, dated 2000

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2417 GREEN STREET
San Francisco, California

REGIONAL GEOLOGIC MAP

Date 01/12/17 | 17-120101-01 | Figure 4

FAULT TYPE

Strike slip

Thrust (Reverse)

Normal

0 5 10 Miles

Approximate scale

Base Map: U.S. Geological Survey, National Seismic Hazards Maps - Fault Sources, 2008.

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2417 GREEN STREET
San Francisco, California

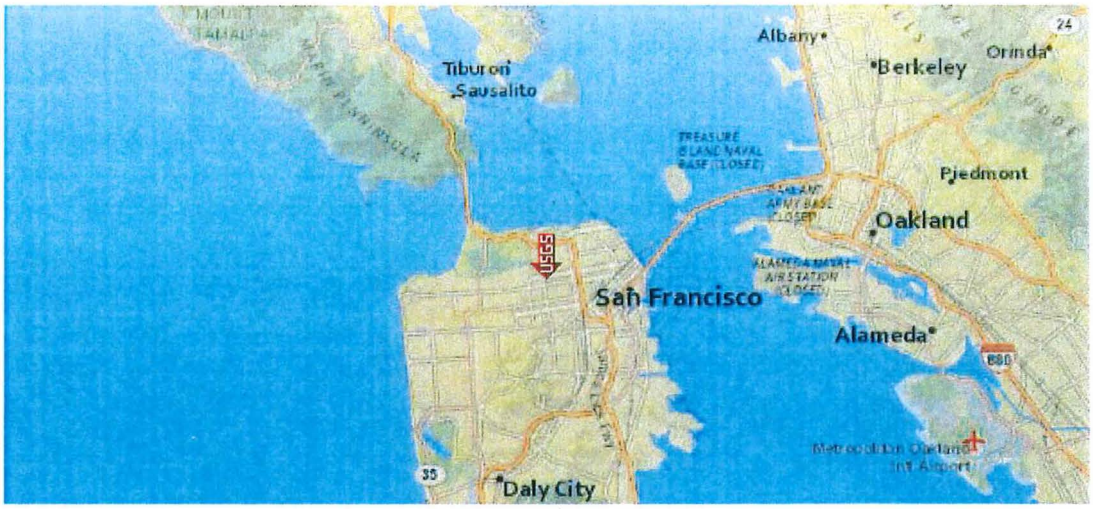
REGIONAL FAULT MAP

Date 01/12/17 | 17-120101-01 | Figure 5

USGS Design Maps Summary Report

User-Specified Input

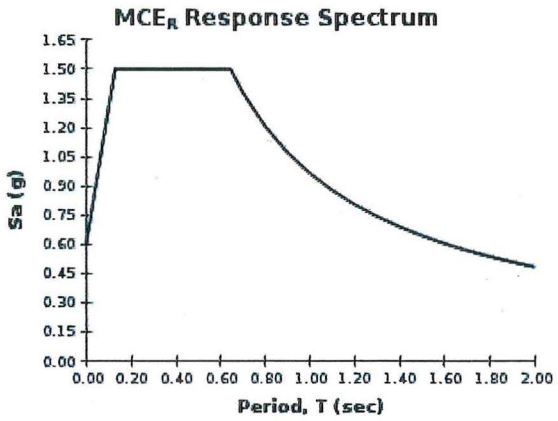
Building Code Reference Document	2012/2015 International Building Code (which utilizes USGS hazard data available in 2008)
Site Coordinates	37.79547°N, 122.43933°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

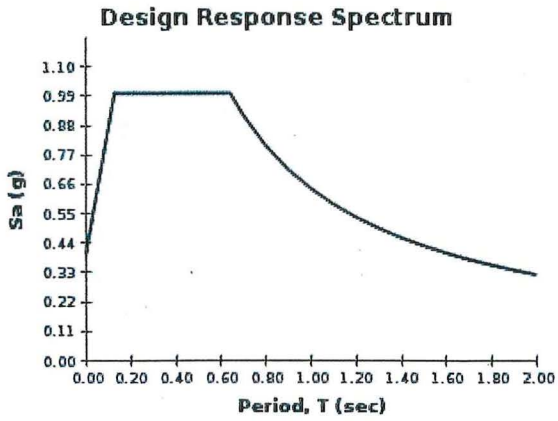


USGS-Provided Output

S_S =	1.500 g	S_{MS} =	1.500 g	S_{DS} =	1.000 g
S_1 =	0.645 g	S_{M1} =	0.967 g	S_{D1} =	0.645 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





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APPENDIX A

IMPORTANT INFORMATION REGARDING YOUR GEOTECHNICAL REPORT

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE
THE BEST PEOPLE ON EARTH
8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

IIGER06085.0MRP

divis
CONSULTING, INC.
GEOTECHNICAL ENGINEERING

10 May 2017
17-120101-03

2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

APPROVED
Dept. of Building Insp.
MAY 18 2017
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Subject: Structural Plan Review
2417 Green Street
San Francisco, California

Dear Mr. Durkin:

This letter documents our review of the structural plans for the subject project. Divis Consulting provided geotechnical recommendations for the subject project in a report dated 6 April 2017. We understand that the recommendations and design parameters presented in our report were used to prepare the structural plans.

We reviewed the geotechnical aspects of the following:

- Sheets S1.0, S1.1, S2.2, S4.0 and S4.1, "2417 Green Street, San Francisco, CA" dated 15 April 2017, prepared by Christopher Durkin, PE.

On the basis of our review, we conclude the structural plans are in general conformance with our geotechnical conclusions and recommendations.

We trust this letter provides the information you require.

Sincerely yours,
DIVIS CONSULTING, INC.

REGISTERED PROFESSIONAL ENGINEER
CHRISTIAN J. DIVIS
No. 2484
Exp. 12/31/17
GEOTECHNICAL
STATE OF CALIFORNIA

Christian J. Divis
Geotechnical Engineer

RECEIVED
MAY 11 2017
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING
ACCEPTED

divis
CONSULTING, INC.
GEOTECHNICAL ENGINEERING

10 May 2017
17-120101-03

2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

Subject: Structural Plan Review
2417 Green Street
San Francisco, California

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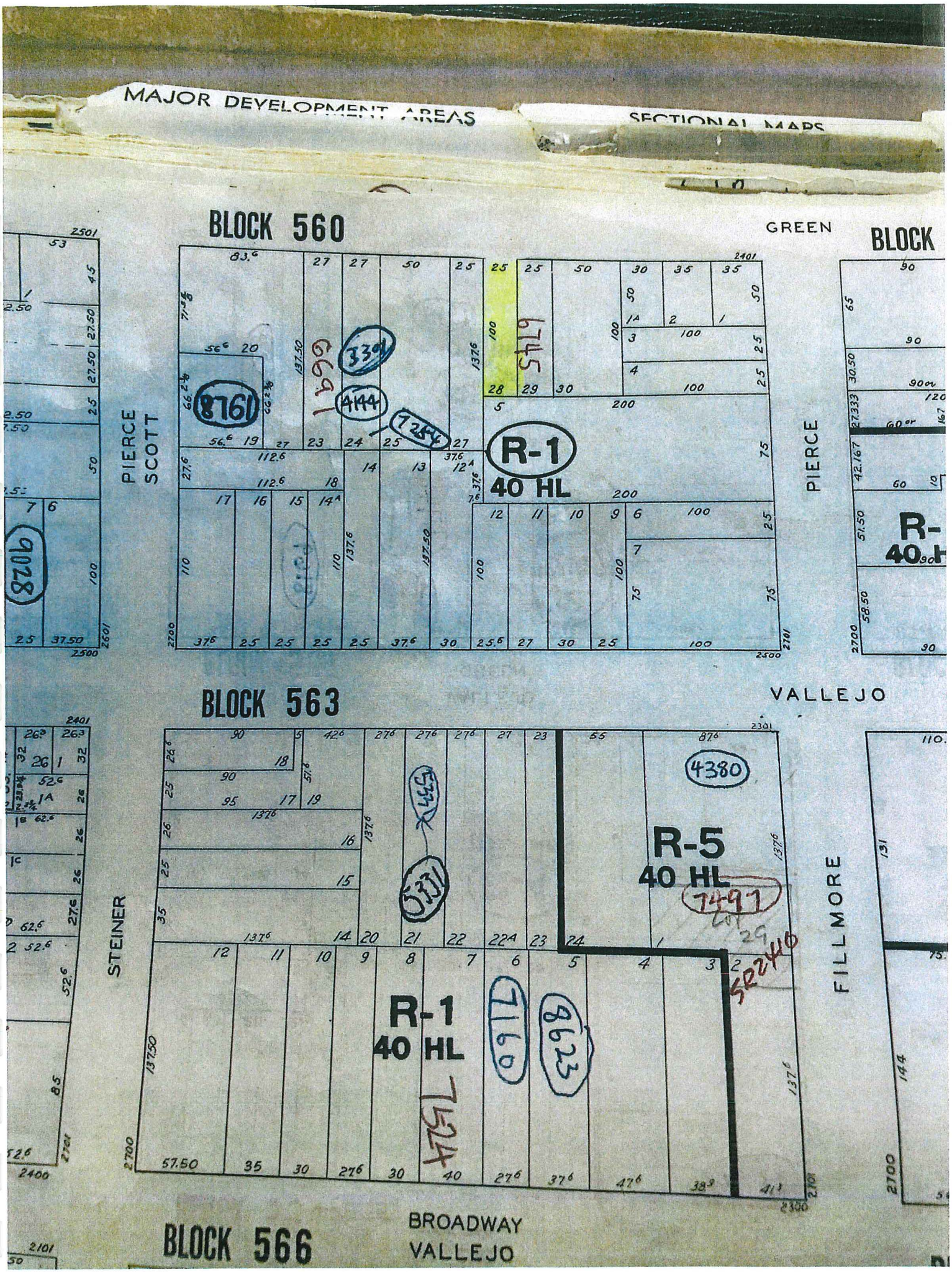
We trust this letter provides the information you require.

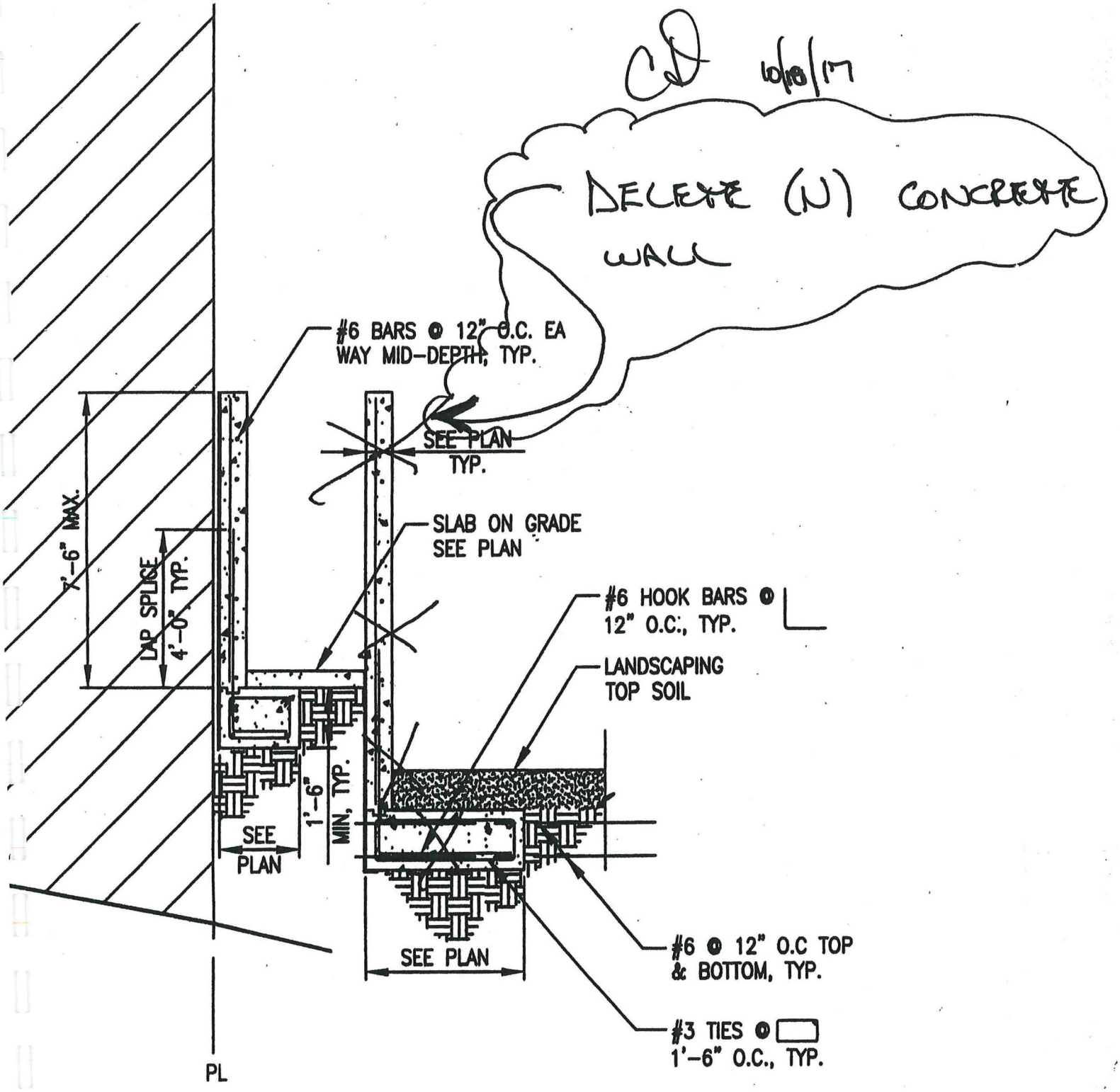
Sincerely yours,
DIVIS CONSULTING, INC.

Christian J. Divis
Geotechnical Engineer

REGISTERED PROFESSIONAL ENGINEER
CHRISTIAN J. DIVIS
GE2004
Exp. 12/31/17
GEOTECHNICAL
STATE OF CALIFORNIA

RECEIVED
OCT 12 2017
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING
ACCEPTED


MAJOR DEVELOPMENT AREAS
SECTIONAL MAPS
BLOCK 560
GREEN
BLOCK
PIERCE
SCOTT
PIERCE
R-1
40 HL
R-
40
BLOCK 563
VALLEJO
STEINER
FILLMORE
R-5
40 HL
R-1
40 HL
BLOCK 566
BROADWAY
VALLEJO


CD 6/16/17
DELETE (N) CONCRETE WALL
#6 BARS @ 12" O.C. EA WAY MID-DEPTH, TYP.
SEE PLAN TYP.
SLAB ON GRADE SEE PLAN
#6 HOOK BARS @ 12" O.C., TYP.
LANDSCAPING TOP SOIL
1'-6" MAX.
LAP SPLICE 4'-0" TYP.
1'-6" MIN, TYP.
SEE PLAN
SEE PLAN
#6 @ 12" O.C TOP & BOTTOM, TYP.
#3 TIES @ 1'-6" O.C., TYP.
PL

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION
OFFICIAL COPY

APPROVED
Dept. of Building Insp.
NOV 2 - 2017
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED
Dept. of Building Insp.
NOV 03 2017
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE
NOV 2 - 2017

BLDG. FORM 3/8

APPLICATION NUMBER 201708032-0114

OSHA APPROVAL NUMBER

201708032 - BPA

DCP FEE

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS WC 5-30-2018

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
10/2/17		2417 GREEN ST	0560/028

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST:	BY:	DATE:
1443345	10-2-17	$1	$1.00	mm	10/12/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
VB	4	1	SFD	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
VB	4	1	SFD	R3	1

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

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
DURKIN INC	1055 Alcatraz Ave	94117	415.682-4649		1012620

(15) OWNER / LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
2417 GREEN ST LLC				

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

COMPLY w/ NOV 201708032. ADMINISTRATIVE PERMIT TO FACILITATE DCP REVIEW. ~~DBI~~ REVISION TO BPA # 201705116316. NO WORK UNDER THIS PERMIT. DEMO FREESTANDING RETAINING WALL AT REAR YARD.

ADDITIONAL INFORMATION

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

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

(25) ARCHITECT OR ENGINEER (DESIGN ☒ CONSTRUCTION ☐)	ADDRESS	CALIF. CERTIFICATE NO.
CHRISTOPHER F DURKIN	C7106	

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

MAJOR ENCROACHMENT - EXTENDED
DIST. ADDRESS: at least 50 cu. yd. of soil:
☐ Yes ☒ No
If yes, ... for compliance with Ordinan...

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

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

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

Carrier STATE FUND
Policy Number 9135940

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

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

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

Signature of Applicant or Agent — Date 10/2/17

REV 06/13

OFFICE COPY

CONDITIONS AND STIPULATIONS

REFER TO:		
	APPROVED: SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION (OFFICIAL COPY) Cyril Yu, DBI OCT 12 2017 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: 10/2/17 REASON: BLD-SF OK TO PROCESS NOTIFIED MR.
☐	APPROVED: REVISION TO BPA # 2017.05.1631 TO REMOVE FREESTANDING CONCRETE RETAINING WALL IN REAR YARD. EXCAVATION OF GARAGE AND BASEMENT LEVEL AND RAISED PLANTING BED IN REAR YARD UNCHANGED. 10/10/17 Approved Planning Dept. Christopher May DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: Cyril Yu, DBI CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: Accepted by the San Francisco Department of Public Health Maher Program with the following conditions: Obtain copies and follow the requirements of the Site Mitigation Plan, Environmental Health and Safety Plan, Dust Control Plan and other documents and requirements to ensure compliance with the S.F. Maher Ordinance. M. Zolay 10/31/2017 DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	APPROVED: REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO OFFICIAL COPY
APPROVED
DEPARTMENT OF BUILDING INSPECTION
Department of Building Insp.
MAY 18 2017
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR

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

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

BLDG. FORM 3/8 (8 circled)

APPLICATION NUMBER: 2017-0511-6316

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER: 711280

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 [X] OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS 5/30/17

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

▼ DO NOT WRITE ABOVE THIS LINE ▼

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

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST
1428887	5-18-17	~~$50,000~~	$100K BY: C-YU DATE: 5/11/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

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

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

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

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

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
~~TBD~~ Dirk, INC			4555174?0	1012620	9/?/?

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

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

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

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES ☐ NO [X]
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES ☐ NO [X]
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO [X]
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO [X]
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES ☐ NO [X]
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO [X]

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

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

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

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

(✓) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier: STATE FUND
Policy Number: 113-?4?

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

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

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

Signature of Applicant or Agent: [signature] Date: 5/11/17

REV 06/13

OFFICE COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION — OFFICIAL COPY

CONDITIONS AND STIPULATIONS

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

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION — OFFICIAL COPY

APPROVED
Dept. of Building Insp.
APR 11 2017

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

BLDG. FORM 3/8

APPLICATION NUMBER 201704113634

OSHA APPROVAL NUMBER — APPROVAL REQ'D ☐

APPROVED FOR ISSUANCE 4/11/17 HZ

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

0 HZ NUMBER OF PLAN SETS

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
APR 11 2017		2417 GREEN ST	0560 / 028

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST
1422107	APR 11 2017	$100	41,000 BY: HZ DATE: 4/11/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS
5	3	1	RESIDENTIAL SFD	R3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS
5	3		RESIDENTIAL SFD	R3	1

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

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
QUIRKIN INC	474 EUCLID AVE	94118	4154070486	1012620	4/30/18

(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
2417 GREEN ST LLC	474 EUCLID AVE	94118		415 407 0486

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

EXPLORATORY DEMOLITION TO DETERMINE EXISTING ~~[illegible]~~ DEPTHS / FOOTING & / REPAIR/PATCH BACK IN KIND (AT ISOLATED LOCATIONS ONLY)

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES ☐ NO ☒
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES ☐ NO ☒
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES ☐ NO ☒
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐) ADDRESS CALIF. CERTIFICATE NO.

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

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

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

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

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

( ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier: State Comp
Policy Number: 9133940

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

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

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

Signature of Applicant or Agent: [signature] Date: 4/11/17

REV 06/13

OFFICE COPY

CONDITIONS AND STIPULATIONS

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

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

You selected:

Address: **2417 GREEN ST** Block/Lot: **0560 / 028**

Please select among the following links, the type of permit for which to view address information:

Electrical Permits Plumbing Permits Building Permits Complaints

(Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
201710020114	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201705116316	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201712136376	0560	028	2417	GREEN ST		FILED	12/13/2017
M831527	0560	028	2417	GREEN ST		ISSUED	09/13/2017
201704285244	0560	028	2417	GREEN ST		FILED	04/28/2017
201704113654	0560	028	2417	GREEN ST		ISSUED	04/11/2017
200902192408	0560	028	2417	GREEN ST		ISSUED	02/19/2009
200707066100	0560	028	2417	GREEN ST		EXPIRED	05/01/2008
200706224914	0560	028	2417	GREEN ST		ISSUED	06/22/2007
8600460	0560	028	2417	GREEN ST		COMPLETE	04/11/1986
8206745	0560	028	2417	GREEN ST		COMPLETE	03/04/1983

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Permit Details Report

Report Date: **1/8/2018 11:28:01 PM**

Application Number:	201710020114
Form Number:	8
Address(es):	0560 / 028 / 0 2417 GREEN ST
Description:	TO COMPLY NOV201708032, ADMINISTRATIVE PERMIT TO FACILILATE DCP REVIEW, REVISION TO PA#201705116316, DELETE FREESTANDING RETAINING WALL AT REAR YARD. NO WORK UNDER THIS PERMIT. N/A MAHER ORDINANCE
Cost:	$1.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/2/2017	TRIAGE	
10/2/2017	FILING	
10/2/2017	FILED	
11/3/2017	APPROVED	
11/3/2017	ISSUED	
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. O'Riordan

Contact Details:

Contractor Details:

License Number:	1012620
Name:	PATRICK DURKIN
Company Name:	DURKIN INC.
Address:	1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	10/2/17	10/2/17			10/2/17	HAJNAL STEVEN	OK TO PROCESS BY
2	INTAKE	10/2/17	10/2/17			10/2/17	CHUNG JANCE	
3	CP-ZOC	10/10/17	10/10/17			10/10/17	MAY CHRISTOPHER	Approved: Revision to BPA # 201705116316 t remove freestanding concrete retaining wall i rear yard. Garage excavation in basement lev and raised planting beds in rear yard unchanged.
4	BLDG	10/12/17	10/12/17			10/12/17	YU CYRIL	APPROVED.
5	HEALTH	10/13/17	10/13/17			10/31/17		approved by M. Zalay
6	CPB	11/3/17	11/3/17			11/3/17	CHUNG JANCE	

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Permit Details Report

Report Date: **1/8/2018 11:28:35 PM**

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

Disposition / Stage:

Action Date	Stage	Comments
5/11/2017	TRIAGE	
5/11/2017	FILING	
5/11/2017	FILED	
5/18/2017	APPROVED	
5/18/2017	ISSUED	
9/28/2017	SUSPEND	department of city planning review required
12/11/2017	REINSTATED	permit reinstated see pa 201710020114
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. O'Riordan

Contact Details:

Contractor Details:

License Number: 1012620
Name: PATRICK DURKIN
Company Name: DURKIN INC.
Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
Phone:

Addenda Details:

Description:

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

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

Appointments:

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

Inspections:

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

Special Inspections:

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

0			24A	FOUNDATIONS	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services
If you need help or have a question about this service, please visit our FAQ area.

Permit Details Report

Report Date: **1/8/2018 11:26:37 PM**

Application Number: 201712136376
Form Number: 8
Address(es): 0560 / 028 / 0 2417 GREEN ST
Description: TO COMPLY W/NOV #201724852 - REMOVE BRICK CHIMNEY, 2X FULL DEPTH JOIST @ 16" O.C. TO MATCH (E) ROOF & JOIST FRAMING W/ 3/4" RATED PLYWOOD NAILED W/10D @16" O.C. ALL NAILING & CONVERNTIONAL FRAMING PER 2016 CBC. N/A MAHER ORDINANCE
Cost: $250.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
12/13/2017	TRIAGE	
12/13/2017	FILING	
12/13/2017	FILED	

Contact Details:

Contractor Details:

License Number: 1012620
Name: PATRICK DURKIN
Company Name: DURKIN INC.
Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	BID-INSP	12/13/17	12/13/17			12/13/17	CURRAN BERNIE	415-558-6096	
2	INTAKE	12/13/17	12/13/17			12/13/17	YIP JANET	415-999-9999	
3	CP-ZOC							415-558-6377	
4	BLDG							415-558-6133	
5	CPB							415-558-6070	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

Permit Details Report

Report Date: **1/9/2018 12:09:59 AM**

Application Number: 201704285244
Form Number: 3
Address(es): 0560 / 028 / 0 2417 GREEN ST
Description: HORIZONTAL ADDITION. EXPANSION OF (E) GARAGE IN BASEMENT LEVEL, 1ST, 2ND, 3RD & 4TH STORY HORIZONTAL REAR YARD ADDITION; ALTERATIONS TO (E) FRONT FACADE; EXCAVATION & FULL FOUNDATION REPLACEMENT; LOWERING (E) BLDG APPROX 1'-11"; INTERIOR REMODEL THROUGHOUT.
Cost: $50,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/28/2017	TRIAGE	
4/28/2017	FILING	
4/28/2017	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	4/28/17	4/28/17			4/28/17	TORRES SHIRLEY	415-558-6070	
2	CP-ZOC	4/28/17					MAY CHRISTOPHER	415-558-6377	
3	CP-NP	10/16/17		10/16/17	10/17/17		MAY CHRISTOPHER	415-558-6377	Sec. 311 cover letter mailed: 10/16/17 Sec 311 mailed: 10/23/17 exp: 11/22/17 (Milton)
4	CP-DR	11/17/17					OROPEZA EDGAR	415-558-6377	New DR application total (2) on 11/21/2017 at 11:00 am deemed complet by polanner Edgar oropeza
5	BLDG							415-558-6133	
6	DPW-BSM							415-558-6060	
7	SFPUC							415-575-6941	
8	PPC							415-558-6133	
9	CPB							415-558-6070	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Permit Details Report

Report Date: **1/9/2018 12:11:25 AM**

Application Number:	201704113654
Form Number:	8
Address(es):	0560 / 028 / 0 2417 GREEN ST
Description:	EXPLORATORY DEMOLITION TO DETERMINE (E) FOOTING DEPTHS, REPAIR/PATCH BACK IN-KIND - ISOLATED LOCATIONS ONLY
Cost:	$1,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/11/2017	TRIAGE	
4/11/2017	FILING	
4/11/2017	FILED	
4/11/2017	APPROVED	
4/11/2017	ISSUED	

Contact Details:

Contractor Details:

License Number:	1012620
Name:	PATRICK DURKIN
Company Name:	DURKIN INC.
Address:	1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BLDG	4/11/17	4/11/17			4/11/17	ZEE HOWARD	
2	CPB	4/11/17	4/11/17			4/11/17	PASION MAY	

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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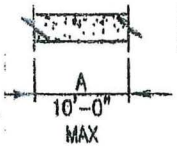
HSB	HIGH STRENGTH BOLT	TS	TUBE STEEL
HSS	HOLLOW STRUCTURAL SECTION	TW	THICKNESS OF WEB
		TYP	TYPICAL
I	MOMENT OF INERTIA		
ICC	INTERNATIONAL CODE COUNCIL	UNO	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER		
IF	INSIDE FACE	VERT	VERTICAL
INT	INTERIOR	VIF	VERIFY IN FIELD
JT	JOINT	W/	WITH
JST	JOIST	W/IN	WITHIN
		W/O	WITHOUT
KD	KILN DRIED	WD	WOOD
		WF	WIDE FLANGE SECTION
LB	POUND	WS	WOOD SCREW
LG	LONG	WP	WORK POINT
LLH	LONG LEG HORIZONTAL	WHS	WELDED HEADED STUDS
LLV	LONG LEG VERTICAL	WWF	WELDED WIRE FABRIC
LS	LAG SCREW		
LSH	LONG SLOTTED HOLE		
LSL	LAMINATED STRAND LUMBER		
LVL	LAMINATED VENEER LUMBER		
LWC	LIGHT WEIGHT CONCRETE		

LEGEND

INDICATES (E) CONCRETE WALL

INDICATES (N) CONCRETE WALL



INDICATES EXCAVATION SEQUENCE AND MAXIMUM WIDTH OF EXCAVATION, SEE GEOTECHNICAL INVESTIGATION REPORT

NO UNDERPINNING

SCOPE OF WORK

GARAGE EXPANSION, PARTIAL DETERIORATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACKYARD.

BUILDING INFORMATION:

TYPE OF CONSTRUCTION:	5B
NUMBER OF STORIES:	3 STORIES + 1 BASEMENT
USE OF BUILDING:	SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION:	R-3

2417 GREEN STREET, LLC
2417 GREEN STREET
SAN FRANCISCO, CA
BLOCK 0560 / LOT 028

GENERAL NOTES
ABBREVIATIONS
LEGEND

DATE 04/15/2017
SCALE NONE
DRAWN C.D.
JOB 2017.501.00
SHEET S1.0
OF - SHEETS

GROUT

1. GROUT UNDER ALL PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND BE PROPORTIONED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION SHALL BE PERFORMED AT A MINIMUM AT THE FOLLOWING STAGES OF CONSTRUCTION:
   A. AFTER INSTALLATION OF REINFORCING STEEL AND BEFORE PLACEMENT OF CONCRETE.

SPECIAL INSPECTION

1. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR TO PERFORM SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704 OF THE 2016 CBC AS A MINIMUM. THE FOLLOWING ITEMS OF WORK REQUIRE SPECIAL INSPECTION:
   A. VERIFICATION OF SOIL CONDITIONS – BY GEOTECHNICAL ENGINEER OF RECORD
   B. CONCRETE
   C. REINFORCING STEEL
   D. BOLTS AND DOWELS INSTALLED IN EXISTING CONCRETE

2. THE TESTING AND INSPECTION AGENCY SHALL COMPILE TESTING AND INSPECTION REPORTS DETAILING THE ITEMS OF WORK WHICH HAVE BEEN INSPECTED. A COPY OF THE REPORTS SHALL BE SENT TO THE OWNER, STRUCTURAL ENGINEER AND CONTRACTOR FOR REVIEW.

SPECIAL INSPECTION PROGRAM

1. CONCRETE PLACEMENT: SPECIAL INSPECTOR SHALL OBSERVE PLACEMENT CONCRETE INCLUDING WIDTH, LENGTH AND HEIGHT SPECIFIED ON DRAWINGS.

2. REINFORCEMENT PLACEMENT: SPECIAL INSPECTOR SHALL OBSERVE PLACEMENT OF REINFORCEMENT INCLUDING REBAR SIZE, GRADE, SPACING, CLEARANCES AND SECURITY DURING THE CONCRETE PLACEMENT OPERATION. SPECIAL INSPECTOR SHALL OBSERVE THAT REINFORCING IS FREE OF DIRT, MUD OR OTHER MATERIALS PRIOR TO CONCRETE PLACEMENT.

3. INSPECTION AND TESTING OF ANCHORS AND DOWELS:
   A. SPECIAL INSPECTOR SHALL OBSERVE THAT DRILLED HOLES ARE FREE OF DUST AND DEBRIS PRIOR TO PLACEMENT OF NON-SHRINK GROUT OR EPOXY OF DRILLED ANCHORS AND DOWELS OR EXPANSION ANCHORS.

DESIGN CRITERIA

1. DEAD LOADS (DL)

STRUCTURE	AS CALCULATED

2. LIVE LOADS (LL)

ROOF	20 PSF (REDUCIBLE)
FLOOR	40 PSF (REDUCIBLE)

3. WIND LOADS
   PS = LAMBDA KZT I PS30(MWFRSS)
   PNET = LAMBDA KZT I PNET30(COMPONETS & CLADDING)

OCCUPANCY CATEGORY	II
IMPORTANCE FACTOR, I	1.00
BASIC WIND SPEED	85 MPH
EXPOSURE	B

4. SEISMIC
   V = SDS / (R / I) W >= 0.01 W
   V <= SD1 / (T (R / I)) W
   V >= (0.5 S1 / (R / I) W – SDC E OR F ONLY WHEN S1 >= 0.6G
   V = 0.106 W (STRENGTH) = 0.076 W (ALLOWABLE STRESS)

SS	= 1.500	S1	= 0.645	SMS	= 1.500	SM1	= 0.838
SDS	= 1.000	SD1	= 0.559	I	= 1.00	R	= 6.5

FOUNDATIONS

THE FOUNDATION DESIGNS ARE BASED ON THE REPORT "GEOTECHNICAL INVESTIGATION REPORT 2417 GREEN STREET, SAN FRANCISCO, CALIFORNIA" PREPARED BY "DIVIS CONSULTING, INC.", DATED APRIL 06, 2017, PROJECT 17-120101-02.

1. ALLOWABLE FOUNDATION SOIL BEARING PRESSURE:

DEAD PLUS LIVE	4000 PSF
TOTAL LOADS (INCLUDING SEISMIC OR WIND)	5300 PSF

2. LATERAL EARTH PRESSURES:

ACTIVE	35	PCF
AT REST	45	PCF
SEISMIC INCREMENT: BASEMENT WALL	47	PCF
SEISMIC INCREMENT: RETAINING WALL	29	PCF
ALLOWABLE UNIFORM PASSIVE: BEDROCK	2500	PSF
ALLOWABLE FRICTION COEFFICIENT: CONCRETE	0.45	

SHEET INDEX

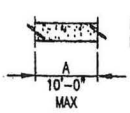
ABBREVIATIONS

(A)	ABOVE
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATR	ALL THREADED ROD
AWS	AMERICAN WELDING SOCIETY
(B)	BELOW
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
B.O.	BOTTOM OF
BOF, BF	BOTTOM OF FOOTING
BOT	BOTTOM
B.O.T.	BOTTOM OF TOE (STEEL BEAM)
BRG	BEARING
BTWN	BETWEEN
CBC	CALIFORNIA BUILDING CODE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CP	COMPLETE PENETRATION WELD
DBL	DOUBLE
DET	DETAIL
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DO	DITTO
DWG	DRAWING
DWGS	DRAWINGS
(E)	EXISTING
EA	EACH
EB	EXPANSION BOLT
EL	ELEVATION
EJ	EXPANSION JOINT
EMBED	EMBEDMENT
EN	EDGE NAILING
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
E-W	EAST WEST
EXT	EXTERIOR
FDN	FOUNDATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FLG	FLANGE
FLR	FLOOR
FN	FIELD NAILING
FO	FACE OF
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FRMG	FRAMING
FS	FAR SIDE
F.N.	FINISH SURFACE
FTG	FOOTING
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLB	GLUED-LAMINATED BEAM
HGR	HANGER
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL SECTION
I	MOMENT OF INERTIA
ICC	INTERNATIONAL CODE COUNCIL
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
JT	JOINT
JST	JOIST
KD	KILN DRIED
LB	POUND
LG	LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LS	LAG SCREW
LSH	LONG SLOTTED HOLE
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
N-S	NORTH SOUTH
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
O/	OVER
o.c.	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PAF	POWDER ACTUATED FASTENERS
PC	PIECE
PL	PLATE
PLY	PLYWOOD
PCF	POUNDS PER CUBIC FOOT
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PP	PARTIAL PENETRATION WELD
PSL	PARALAM STRAND LUMBER
PT	PRESSURE TREATED
RAD	RADIUS
RDWD	REDWOOD
REINF	REINFORCING STEEL
REQ'D	REQUIRED
RF	ROOF
S	SECTION MODULUS
(S)	SLOPING
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SDSTS	SELF DRILLING SELF TAPPING SCREW
SIM	SIMILAR
SEC	SECTION
SFBC	SAN FRANCISCO BUILDING CODE
SHT	SHEET
SHTG	SHEATHING
SMD	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREW
SOG	SLAB ON GRADE
SPCG	SPACING
SPECS	SPECIFICATIONS
SP	STRUCTURAL PLYWOOD
SPEN	STRUCTURAL PLYWOOD EDGE NAILING
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSH	SHORT SLOTTED HOLE
STAGG	STAGGERED
STD	STANDARD
STFNR	STIFFNER
STL	STEEL
SSTL	STAINLESS STEEL
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREADED
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TS	TUBE STEEL
TW	THICKNESS OF WEB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/IN	WITHIN
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE SECTION
WS	WOOD SCREW
WP	WORK POINT
WHS	WELDED HEADED STUDS
WWF	WELDED WIRE FABRIC

LEGEND


INDICATES (E) CONCRETE WALL


INDICATES (N) CONCRETE WALL



INDICATES EXCAVATION SEQUENCE AND MAXIMUM WIDTH OF EXCAVATION, SEE GEOTECHNICAL INVESTIGATION REPORT

GENERAL

1. APPLICABLE CODE: CALIFORNIA BUILDING CODE, 2016 EDITION (CBC).

2. THESE GENERAL NOTES APPLY EXCEPT WHERE SPECIFICALLY SHOWN BY NOTES ON DRAWINGS AND/OR DETAILS.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

4. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH DRAWINGS OF OTHER DISCIPLINES WITH REFERENCE TO MATERIALS, LAYOUT, DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK, AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND DIMENSIONS AS SHOWN ON DRAWINGS. THE CONTRACTOR SHALL REPORT ANY VARIATION THAT WILL MODIFY THE STRUCTURAL SYSTEM OR ANY STRUCTURAL ELEMENT TO THE STRUCTURAL ENGINEER.

6. ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND OTHER DRAWINGS SHOULD BE REFERRED TO REGARDING INFORMATION FOR THE FOLLOWING:
   - A. FINISHED FLOOR ELEVATIONS, FLOOR DEPRESSION, OTHER CHANGES IN ELEVATION, SLOPES, DRAINS, CURBS, PADS, CHAMFERS, GROOVES, INSERTS OR EMBEDDED ITEMS, AND OTHER ARCHITECTURAL ITEMS.
   - B. SIZE AND LOCATION OF ALL ROOF AND FLOOR OPENINGS (EXCEPT AS SHOWN).
   - C. SIZES AND LOCATION OF ALL NON-BEARING PARTITION WALLS, ALL DOOR AND WINDOW OPENINGS.
   - D. STAIR FRAMING, HANGERS AND DETAILS (EXCEPT AS SHOWN).
   - E. WATERPROOFING, FIRE PROOFING AND WATERSTOPS.
   - F. PIPE RUNS SLEEVES, HANGERS, TRENCHES, WALL, ROOF AND FLOOR OPENINGS, AND OTHER MECHANICAL ITEMS.
   - G. ELECTRIC CONDUIT RUNS, BOXES, OUTLETS AND OTHER ELECTRICAL ITEMS.
   - H. SIZE, LOCATIONS AND DETAILS OF MACHINE OR EQUIPMENT FOUNDATIONS, BASES AND ANCHORAGE.
   - I. ANCHORAGE AND BRACING FOR MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT, ETC.

7. DETAILS AND NOTES SHOWN IN THIS SET OF DRAWINGS AND TITLED "TYPICAL" ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE NOTED. TYPICAL DETAILS REPRESENT THE GENERAL INTENT FOR ALL DETAILING NOT NOTED OR SHOWN IN SPECIFIC DETAILS OR ON PLANS.

8. THE STRUCTURAL DRAWINGS INDICATE PRINCIPAL CONSTRUCTION DETAILS BUT DO NOT ILLUSTRATE EVERY CONDITION. DETAILS OF CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITIONS OR TYPICAL DETAILS.

9. FOR TYPICAL DETAILS SEE SHEETS S1.1 OF THESE DRAWINGS.

10. DO NOT SCALE STRUCTURAL DRAWINGS, USE WRITTEN DIMENSIONS. IF DIMENSIONS ARE OMITTED OR NOT CLEAR, CONTACT THE ARCHITECT.

11. DIMENSION LINES ON STRUCTURAL DRAWINGS ARE TO CENTER LINES OF ELEMENTS, UNLESS OTHERWISE NOTED.

12. NO PIPES OR SLEEVES SHALL PASS THROUGH STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER UNLESS SHOWN ON STRUCTURAL DRAWINGS.

13. OPENINGS REQUIRED BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR APPROVAL BEFORE THEY ARE CONSTRUCTED.

14. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

15. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROVISIONS FOR CONSTRUCTION ACCESS AND METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR ACCESS OPENINGS, RAMPS, CRANE SUPPORTS, AND ANY OTHER CONSTRUCTION ITEMS OR DEVICES WITH SUBCONTRACTOR(S) AND THE ENGINEER.

16. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING, GUYING OR OTHER TEMPORARY SUPPORT TO ENSURE CORRECT AND ACCURATE STRUCTURE GEOMETRY.

17. ADEQUATE TEMPORARY BRACING AND SHORING SHALL BE PROVIDED TO PREVENT OVERSTRESS OF THE STRUCTURE DUE TO SUPPORT OF CONSTRUCTION MATERIALS, ERECTION EQUIPMENT AND ANY OTHER ERECTION LOADS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE SHORING AND/OR UNDERPINNING IF REQUIRED OF EXISTING FOOTINGS ON THE ADJACENT OR SUBJECT PROPERTY.

18. WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION UNTIL WALL DESIGN STRENGTHS HAVE BEEN ATTAINED AND ALL PERMANENT SUPPORTS ARE IN PLACE.

19. UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN WRITING, BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL WALL DESIGN STRENGTH HAS BEEN ATTAINED AND ALL PERMANENT SUPPORTS ARE IN PLACE.

20. THE CONTRACTOR SHALL BE EXPECTED TO BE THOROUGHLY FAMILIAR WITH THE BUILDING SITE CONDITIONS, GRADES, DRAWINGS AND SPECIFICATIONS, MATERIAL DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF WORK. THE CONTRACTOR SHALL ASSUME ALL RISKS CONCERNED WITH THE AFOREMENTIONED SITUATIONS, ACTIVITIES AND/OR OPERATIONS.

21. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY LINES AND CONNECTIONS INCLUDING SEWER, WATER, GAS, AND ELECTRIC SERVICES BEFORE AND DURING HIS WORK.

22. THE CONTRACTOR SHALL CAREFULLY EXCAVATE (POTHOLE) TO VISUALLY VERIFY CLEARANCE FROM ALL UTILITIES AND SHALL PROTECT UTILITIES FROM HARM AS REQUIRED TO PREVENT DAMAGE AND TO MAINTAIN THEIR USE. CONSULT THE ENGINEER IF UTILITY LINES, PIPING OR OTHER ELEMENTS CONFLICTING WITH THE WORK ARE ENCOUNTERED.

23. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE THAT ALL PROPERTY IS PROTECTED DURING CONSTRUCTION. ANY DAMAGED OR CHANGED CONDITIONS SHALL BE REPAIRED AND RESTORED TO THE PRE-CONSTRUCTION CONDITIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE AT HIS/HER OWN EXPENSE.

24. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL THE PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.

DEMOLITION

1. SAFETY NOTES:
   - A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA, LATEST EDITION, AND ALL OSHA REQUIREMENTS.
   - B. THE STRUCTURAL ENGINEER AND OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENTS.

2. SHORE OR BRACE TRUSSES, BEAMS, COLUMNS, WALLS AS REQUIRED TO MAINTAIN THE STABLE INTEGRITY OF THE EXISTING STRUCTURE PRIOR TO DEMOLITION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE COMPETENT SHORING AND BRACING FOR ALL LOADS IMPOSED DURING AND AFTER DEMOLITION THROUGH COMPLETION OF NEW CONSTRUCTION.

3. ALL DIMENSIONS GIVEN TO AND OF THE EXISTING STRUCTURE ARE APPROXIMATE. VERIFY BY FIELD MEASUREMENTS THE DIMENSIONS OF THE EXISTING STRUCTURE. WHERE ACTUAL CONDITIONS DEVIATE FROM THE DETAILS SHOWN ON THE DRAWINGS, NOTIFY THE STRUCTURAL ENGINEER FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.

4. DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION SHALL BE MADE IN SUCH A MANNER AS TO AVOID OR MINIMIZE DAMAGE TO ADJACENT CONSTRUCTION.

5. EXTENT OF DEMOLITION IS TO BE AS INDICATED ON PLANS, SECTIONS AND DETAILS. DEMOLITION IS TO INCLUDE REMOVAL AND DISPOSAL CONSTRUCTION.

HAZARDOUS MATERIALS ON SITE

1. MERCURY ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO HAZARDOUS MATERIALS. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

CONCRETE:

1. CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 2500 PSI

2. SLUMP SHALL BE NOT LESS THAN 2" AND NOT MORE THAN 4".

3. CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETE BETWEEN PREDETERMINED CONSTRUCTION JOINTS. CONCRETE SHALL BE OF A CONSISTENCY TO PERMIT PLACING INTIMATELY AROUND REINFORCING BARS AND AGAINST FORMS.

4. EXPOSED SURFACES OF CONCRETE SHALL BE KEPT MOIST OR CURED BY PROTECTIVE COVERINGS APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5. FORMS SHALL BE TIGHT, CLEAN AND WETTED BEFORE PLACING CONCRETE.

6. ALL DEFECTIVE WORK SHALL BE REPAIRED BY THE CONTRACTOR AS SPECIFIED.

REINFORCEMENT:

1. REINFORCING STEEL:

#4 AND SMALLER BARS	ASTM A615, GRADE 40
#5 AND LARGER BARS	ASTM A615, GRADE 60
WELDED WIRE FABRIC	ASTM A185
TIE WIRES	ASTM A82, BLACK, SOFT-ANNEALED, 18GA OR HEAVIER

2. REINFORCING BARS AND WELDED WIRE FABRIC SHALL BE FREE FROM LOOSE RUST OR ANY OTHER COATING WHICH WILL DESTROY OR REDUCE BOND.

3. REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER WHICH WILL INJURE THE MATERIAL, AND SHALL BE ACCURATELY PLACED AND POSITIVELY SECURED.

4. THE CLEAR DISTANCE BETWEEN PARALLEL BARS IN A LAYER SHALL NOT BE LESS THAN 1-1/2 TIMES THE NOMINAL DIAMETER OF THE BARS, OR 1-1/3 TIMES THE MAXIMUM SIZE AGGREGATE, NOR LESS THAN 1-1/2".

5. UNLESS OTHERWISE NOTED, LAP SPLICES OF BOTTOM FOOTING BARS SHALL BE STAGGERED AT LEAST 5'-0" MINIMUM FROM LAPS IN OTHER BOTTOM FOOTING BARS. STAGGER LAP SPLICES OF TOP FOOTING BARS SIMILARLY.

6. WHEN LAP SPLICING BARS REINFORCEMENT BARS OF DIFFERENT SIZES, USE THE LARGEST BAR LAP SPLICE LENGTH.

7. UNLESS OTHERWISE NOTED, CONCRETE COVERAGE OF REINFORCING BARS SHALL BE AS FOLLOW:

3"	WHERE CONCRETE IS DEPOSITED DIRECTLY AGAINST EARTH EXCEPT SLABS-ON-GRADE
2"	WHERE CONCRETE IS EXPOSED TO EARTH, BUT DEPOSITED IN FORMS
1-1/2"	FOR BEAMS, COLUMNS AND EXTERIOR SURFACES
3/4"	FOR INTERIOR SLABS, JOISTS AND WALLS

8. SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND PLACING OF REINFORCING STEEL.

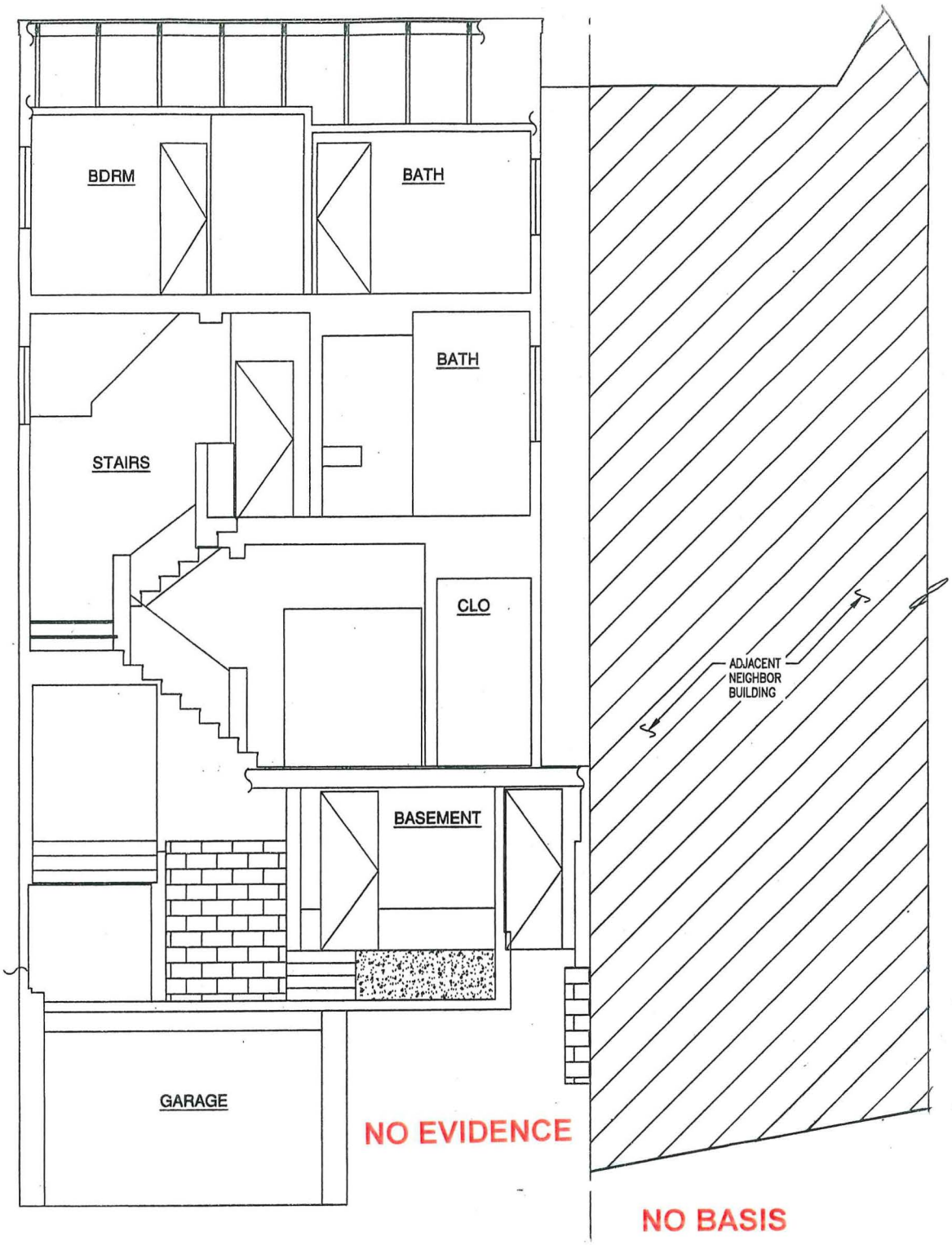
NO UNDERPINNING

NOTE:
1. WHERE EXCAVATION SHORING IS NECESSARY, A SHORING PERMIT MUST BE PROVIDED AND APPROVED BY THE DEPARTMENT OF BUILDING INSPECTION PRIOR TO EXCAVATION. NOTIFY ADJOINING PROPERTY OWNER IN WRITING OF PROPOSED EXCAVATION AS REQUIRED BY LAW, SECTION 832 CIVIL CODE, STATE OF CALIFORNIA. ALL SHORING TO BE SUPERVISED BY REGISTERED ENGINEER INCLUDING SEQUENCE OF OPERATION.

2417 GREEN STREET, LLC
2417 GREEN STREET
SAN FRANCISCO, CA
BLOCK 0560 / LOT 028

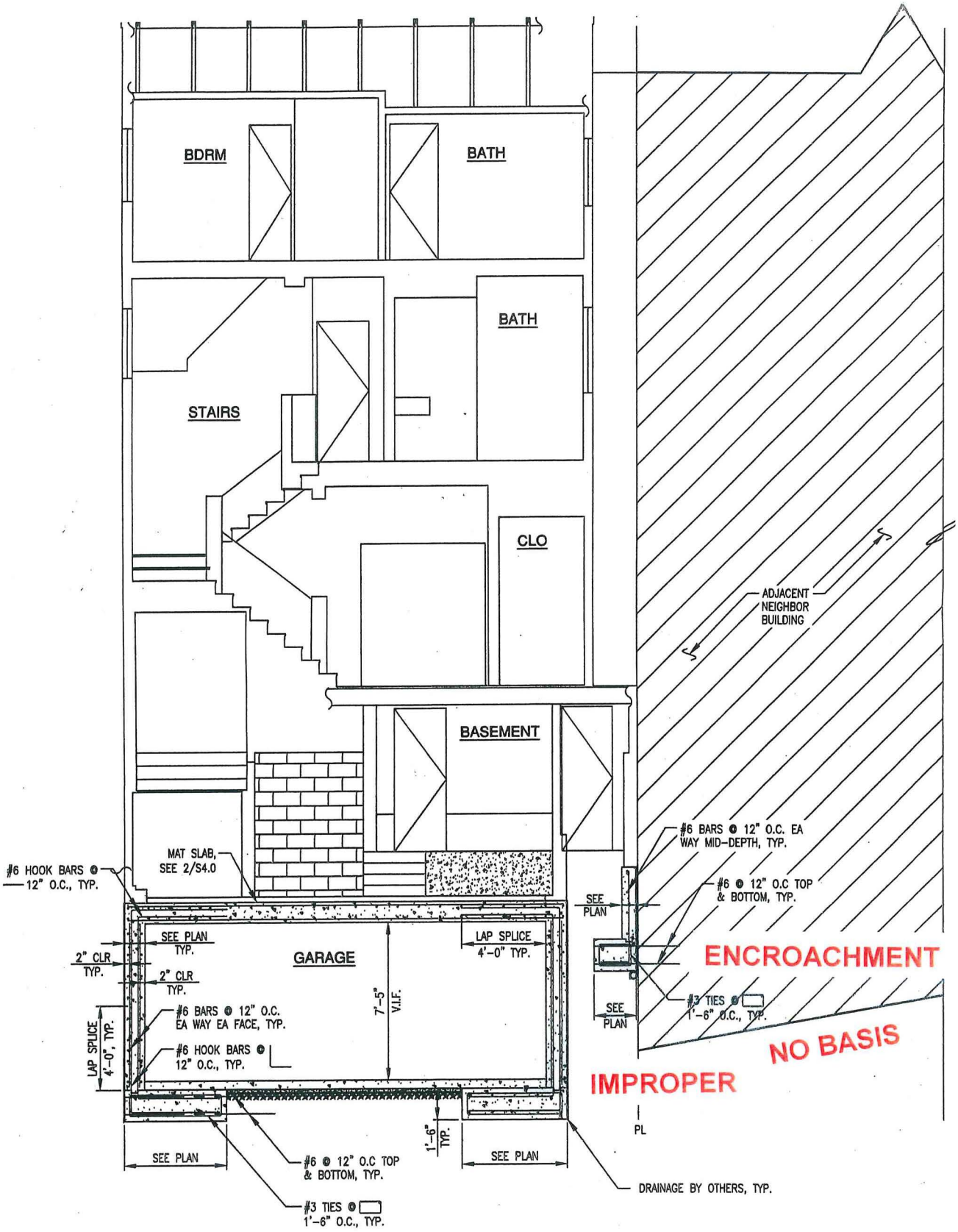
(E) TRANSVERSE SECTION
(N) TRANSVERSE SECTION
(N) LANSCAPING SITE WALL

DATE 05/05/2017
SCALE 1/4"=1'-0"
DRAWN C.D.
JOB 2017.501.00
SHEET S4.1
OF - SHEETS



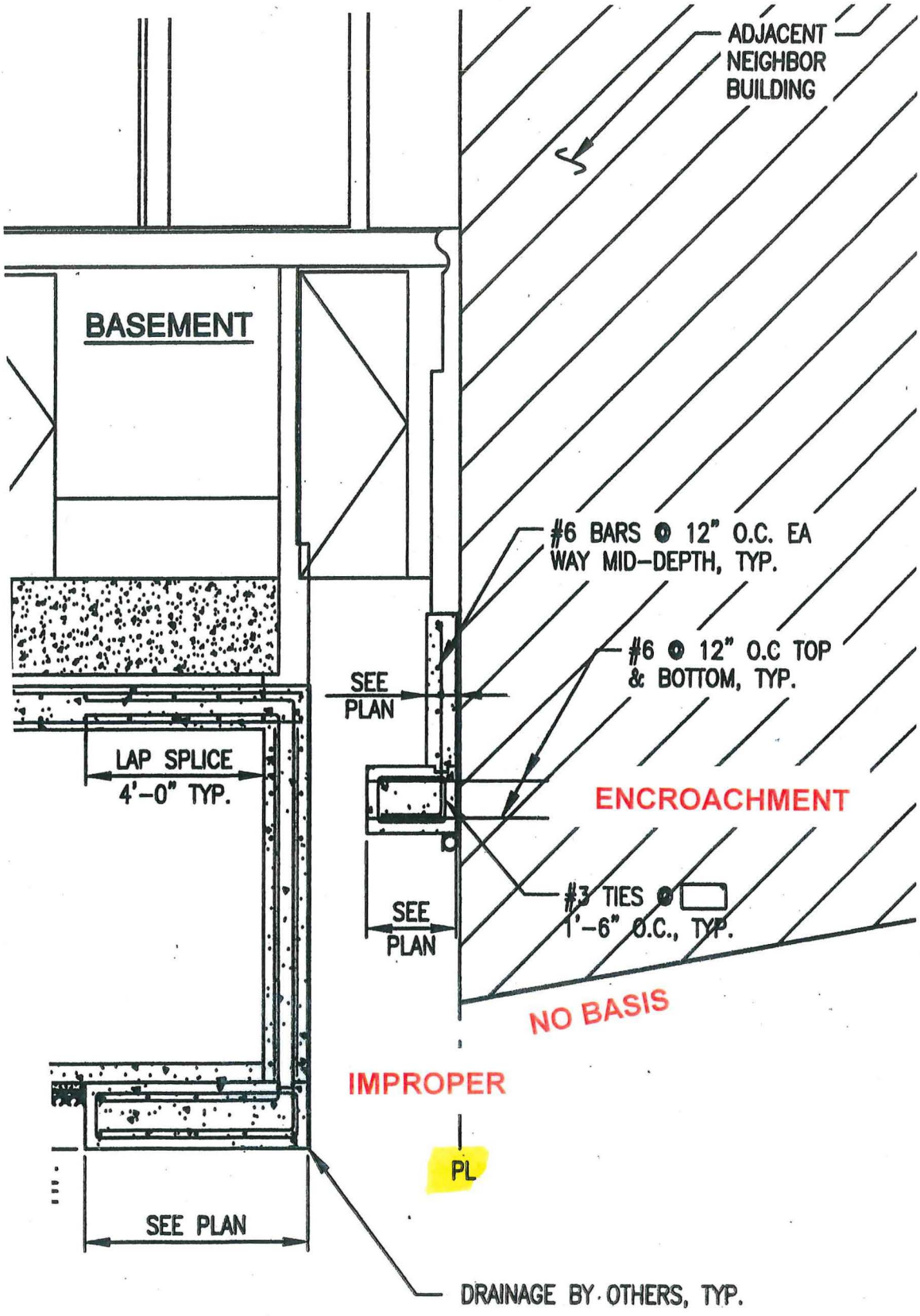
NO UNDERPINNING

1 (E) TRANSVERSE SECTION



DRAINAGE BY OTHERS.

2 (N) TRANSVERSE SECTION


ADJACENT
NEIGHBOR
BUILDING
BASEMENT
#6 BARS @ 12" O.C. EA
WAY MID-DEPTH, TYP.
#6 @ 12" O.C TOP
& BOTTOM, TYP.
SEE
PLAN
LAP SPLICE
4'-0" TYP.
ENCROACHMENT
#3 TIES @
1'-6" O.C., TYP.
SEE
PLAN
NO BASIS
IMPROPER
PL
SEE PLAN
DRAINAGE BY OTHERS, TYP.

City and County of San Francisco
Department of Building Inspection

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

INFORMATION SHEET

NO. S-05

DATE : May 20, 2015

CATEGORY : Structural

SUBJECT : **Geotechnical Report Requirements**

PURPOSE : The purpose of this Information Sheet is to establish the permit work scope which will require the submittal of a geotechnical report.

REFERENCE :
- San Francisco Building Code (SFBC)
- State of California Department of Conservation Division of Mines and Geology (CDMG) Seismic Hazard Zones Map for San Francisco, released November 17, 2000. [Note: Map is posted near 1660 Mission St. 2nd Floor Counter. "Liquefaction zones" are colored "Green," or Seismic Hazard Zones Map Indices listing property street addresses and/or blocks and lots which are in the potential landslide and liquefaction zones (see Attachments 1&2)]
- Figure 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume & Associates, Engineers, June 1974. (Note: Map is posted near 1660 Mission St. 2nd Floor Counter. "Landslide Hazard Areas" are colored "Red")

DISCUSSION :

(A) Permit requiring geotechnical report

The following permit application submittal will require a geotechnical report:

1. New Building (with the exception of one-story storage or utility occupancy, including storage shed and garage)
2. Horizontal Additions if the footprint area increases more than 50% of the existing square footage
3. Horizontal and Vertical Additions increase more than 1000 square feet of projected roof area within the Landslide Hazard Areas (see Reference) per SFBC Section 106A.4.1.4.3 and per SFBC Section 106A.4.1.4.4.

[See SECTION (C) page 3]

Technical Services Division
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

4. Any of the following grading (per SFBC Section J104.3):
   a) Cut section is greater than 10 feet in vertical height.
   b) Cut slope is steeper than 2 horizontal to 1 vertical.
   c) The tops of cut banks are separated from any structure or major improvement by a distance, measured horizontally, less than the height of the bank.
   d) More than 5000 cubic yards are involved in grading.
   e) Grading performed at a site located within Earthquake Fault Zones, Seismic Hazard Zones, Landslide Zones (see Attachment 1), or Liquefaction Zones (see Attachment 2) as shown in the most recently published maps from California Geological Survey.

5. Slope of fill is steeper than two units horizontal to one unit vertical (50 percent slope) specified per SFBC Section J107.6, or deviate from the stipulated provisions in SFBC Section J107 Fills.

6. Any footings on/or adjacent to slopes steeper than one unit vertical in three units horizontal without clearances as indicated per SFBC Section 1808.7 and Figure 1808.7.1.

7. The design soil lateral loads are less than the minimum design requirements specified in Section 1610 Soil Lateral Loads.

8. The design load bearing value used exceeds values stipulated for Class 4 or 5 soil materials in SFBC Table 1806.2 Presumptive Load-Bearing Values.

9. Special foundation including but not limited to piles, piers, base isolation and any design not covered by code, excluding piers supporting a fence, sign or isolated post.

10. As required per Building Code:
    a) Expansive soil per SFBC Section 1803.5.3.
    b) Drainage system as an alternative to the requirements per SFBC Section J109 Drainage and Terracing.
    c) Water Table per SFBC Section 1803.5.4 to determine whether the existing ground-water table is above or within 5 feet below the elevation of the lowest floor level where such floor is located below the finished ground level adjacent to the foundation, unless waterproofing is provided in accordance with SFBC Section 1805.
    d) Ground improvement, including soil mix grouting and chemical soil grouting.
    e) Where shallow foundations will bear on controlled low-strength material (CLSM), a geotechnical investigation shall be conducted per SFBC Section 1803.5.9 Controlled low-strength material.
    f) Where geological investigation is deemed necessary per SFBC Section 1803 Geotechnical Investigations.

11. Permit scope subject to mandatory structural advisory review under SFBC Section 106A.4.1.2 Edgehill Slope Protection Area, Section 106A.4.1.3 Northwest Mt. Sutro Slope Protection Area.

12. All structures utilizing Modal Response Spectrum Analysis in accordance with ASCE 7-10 Section 12.9 Modal Response Spectrum Analysis.

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(B) Submittal requirements for geotechnical report (if required)

GEOTECHNICAL:

1. Provide original letter wet signed by geotechnical consultant, who is a licensed civil or geotechnical engineer, stating that they have reviewed and approved final structural plans.
   {Note: In addition to the licensed geotechnical or civil engineer, a licensed geologist is also required for properties subject to the Slope Protection Act [See SECTION (C) BELOW]}.

2. Provide two (2) sets of original geotechnical reports and one (1) CD-ROM:
   SOILS REPORTS: Effective November 1, 2011, DBI will no longer accept soils reports solely in "hard" copy format. Two (2) "hard" copies and one (1) copy on a CD-ROM in Adobe 'PDF' format are required. After DBI review, one "hard" copy will be returned to the applicant with a 'Received' stamp. DBI will retain its copy, and the CD-ROM will be sent to the State Department of Conservation, as required by state law.

3. Geotechnical report shall be in accordance with SFBC Section 1803.2 through Section 1803.6 and Section J104.3.

4. Civil engineers experienced in geotechnical engineering are authorized to practice geotechnical engineering. This includes preparing or reviewing soils reports.

(C) Projects subject to the Slope Protection Act (SFBC Section 106A.4.1.4)

Scope. Properties are subject to these requirements where any portion of the property lies within the areas of "Earthquake-Induced Landslide" in the Seismic Hazard Zone Map, released by California Department of Conservation, Division of Mines and Geology, dated November 17, 2000 (see Attachment 1), or amendments thereto; or within the "Landslide Hazard Areas" mapped as "Landslide Locations" in Figure 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume & Associates, Engineers, June 1974; or any successor map thereto. (see Reference)

Sites that are deemed stable by the geologist and where the geologist has mapped the site underlain by bedrock at depth shallower than the proposed depth of excavation are not required to be explored to depths specified in Section 1803.5.6.

Proposed construction work that is subject to these requirements includes the construction of new buildings or structures having over 1000 square feet of new projected roof area, and horizontal or vertical additions having over 1000 square feet projected roof area of newly constructed addition. In addition, these requirements shall apply to the following activity or activities, if determined by the plan reviewer that the proposed work may have a substantial impact on the slope stability of any property, such as: shoring, underpinning, excavation or retaining wall work; grading, including excavation or fill, of over fifty (50) cubic yards of earth materials; or any other construction activity. Such determination by plan reviewer shall be verified by supervisor or manager.

If required as above, permit applications submitted to the Department of Building Inspection for construction shall include report(s) prepared and signed by both a licensed geologist and a licensed geotechnical or civil engineer identifying areas of potential slope instability, defining potential risks of development due to geological and geotechnical factors, and drawing conclusions and making recommendations regarding the proposed development. These reports shall undergo design review by a licensed geotechnical or civil engineer. Such design review shall verify that appropriate geological and geotechnical issues have been considered and that appropriate slope instability mitigation strategies, including drainage plans if required, have been proposed.

Technical Services Division
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

Procedure to request for Structural Advisory Committee (SAC). After reviewing all submitted information pursuant to Section 106A.4.1.4.4, the plan reviewer may request that the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by Building Code Section 105A.6. Such request will be reviewed by Supervisor or Manager and needs to be approved by Deputy Director.

Site Permit Processing. For projects that may be subject to the Slope Protection Act, plan reviewer should request design professional to stipulate on plan the acknowledgement that: Addendum plan review may determine the project is subjecting to compliance with the Slope Protection Act that requires submittal of Geological and Geotechnical report(s) per SFBC Section 106A.4.1.4.4. Two (2) hard copies and one (1) CD_ROM of the report(s) shall be submitted to DBI upon request, prior to issuance of the structural or foundation addenda.

Tom C. Hui 5/20/15

Tom C. Hui, S.E., C.B.O. Date
Director
Department of Building Inspection

Attachments: Seismic Hazard Zones Map Indices

1. Addresses in LANDSLIDE ZONES
   www.sfdbi.org/IS_S05_Addresses_Landslide_Zones_Attachment01
2. Addresses in LIQUEFACTION ZONES
   www.sfdbi.org/IS_S05_Addresses_Liquefaction_Zones_Attachment02

This Information Sheet is subject to modification at any time. For the most current version, visit our website at http://www.sfdbi.org

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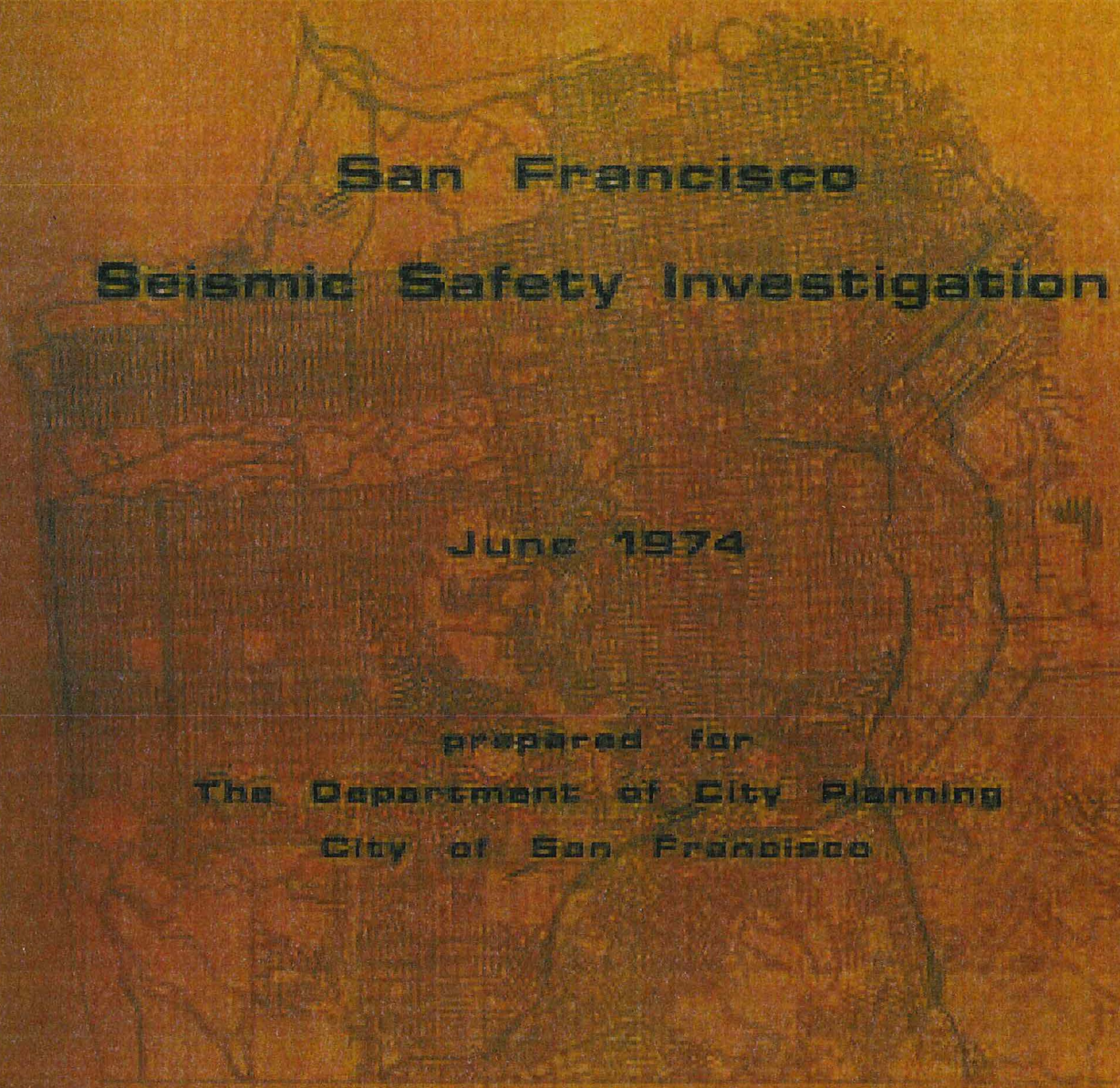
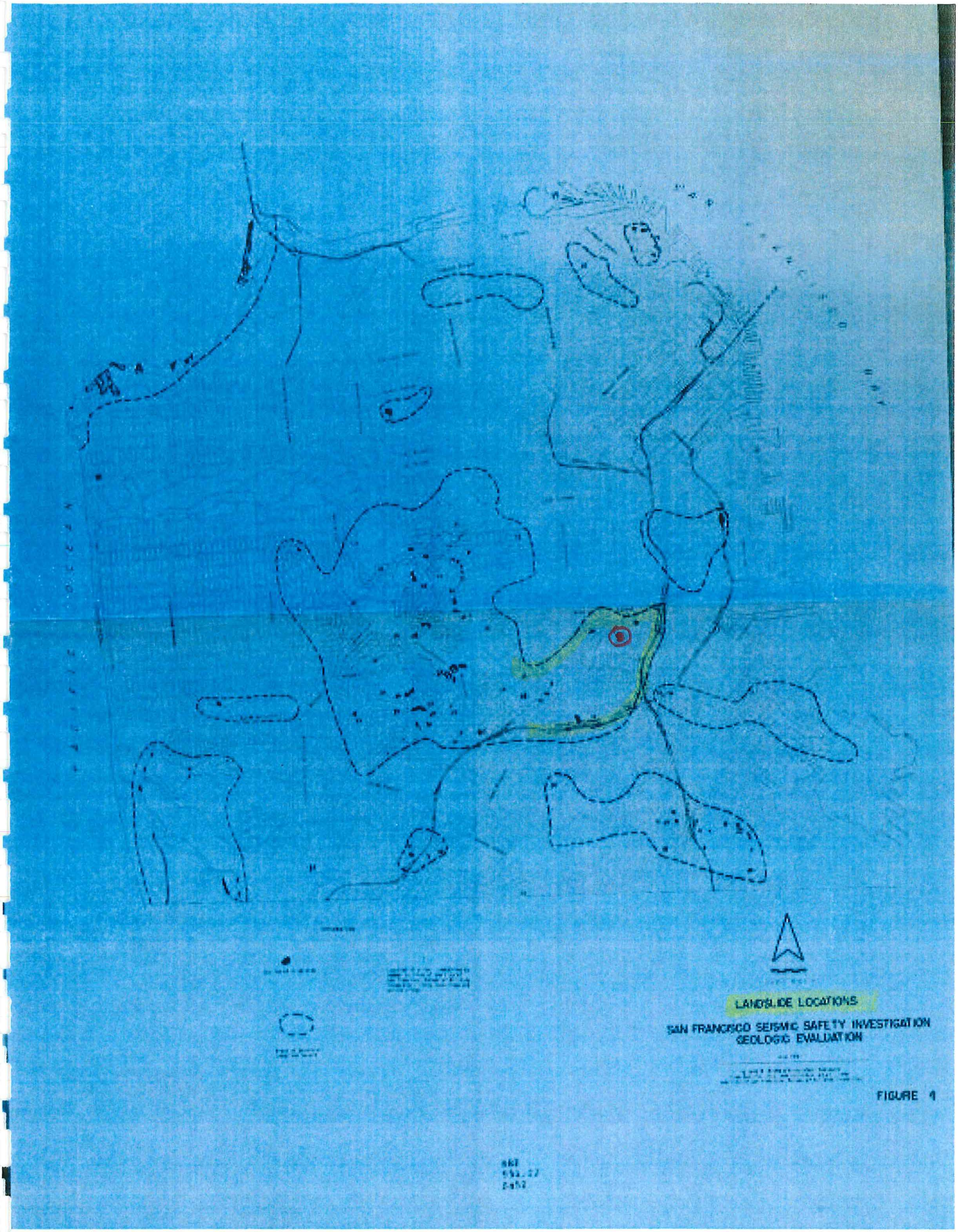


San Francisco
Seismic Safety Investigation

June 1974

prepared for
The Department of City Planning
City of San Francisco

URS John A. Blume & Associates, Engineers
San Francisco
A Division of URS Corporation



LANDSLIDE LOCATIONS

SAN FRANCISCO SEISMIC SAFETY INVESTIGATION
GEOLOGIC EVALUATION

FIGURE 1

MAP

OF THE

CITY AND COUNTY OF

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

FRANK H. MOSS JR.

CITY ENGINEER

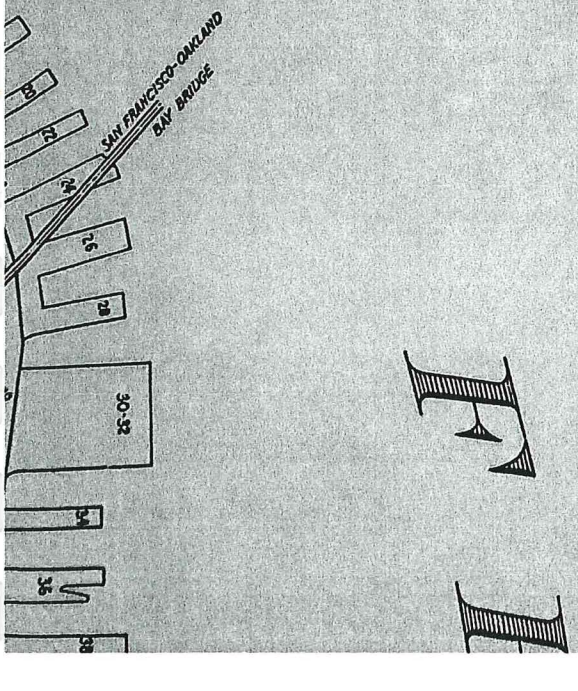
1987

SCALE OF FEET

0 1000 2000

R. J. SEIB
Delineator

Revisions by
P. A. DEVINE
R. DUPORT
H. CHEE
T. CHANG



PAC

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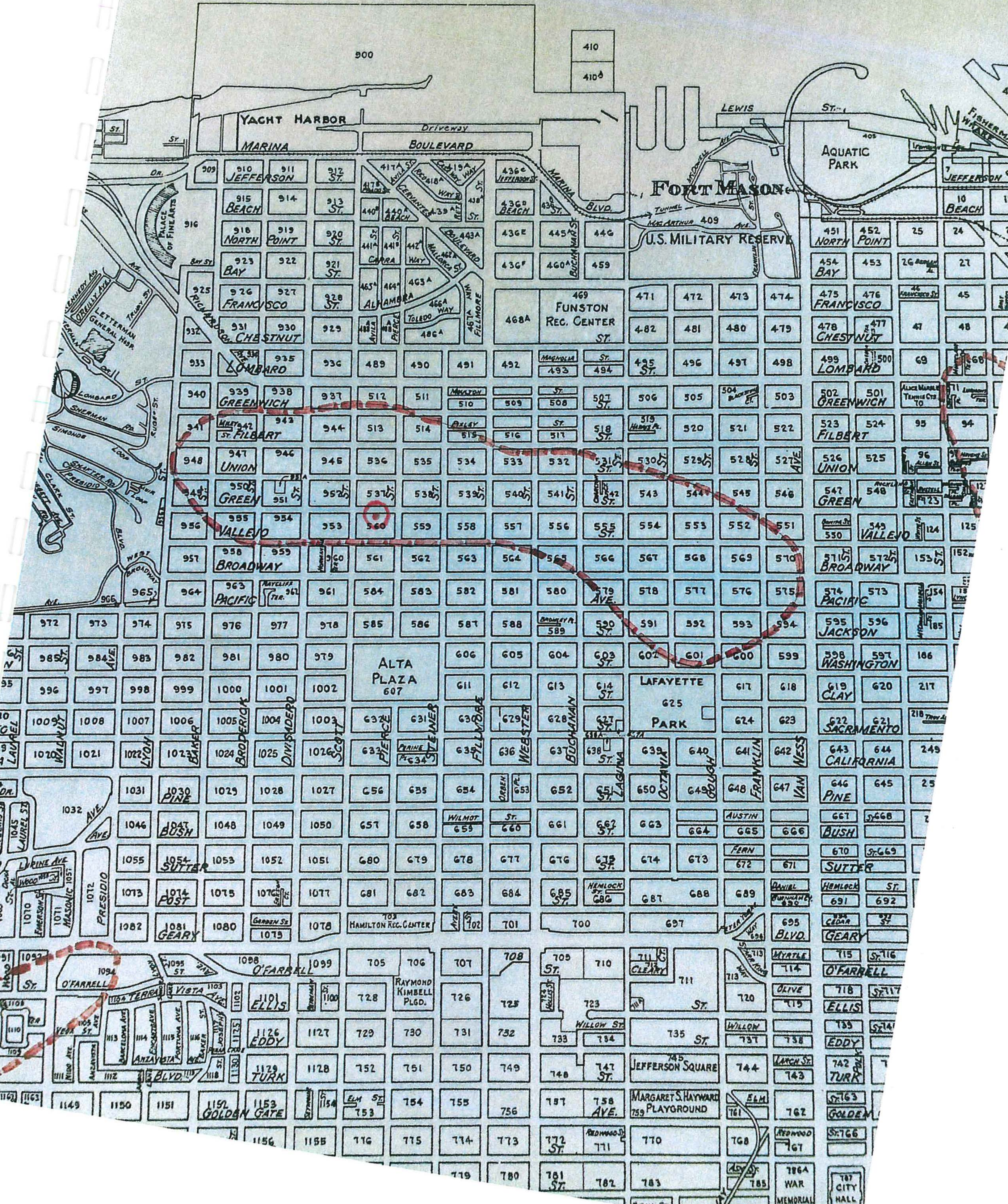
BLVD.

SKYLINE

LANDSLIDE LOCATIONS

OUTLINE OF SLIDE AREA

AREAS OF POTENTIAL LANDSLIDE HAZARD



YACHT HARBOR
Driveway
MARINA
BOULEVARD
PALACE OF FINE ARTS
JEFFERSON
BEACH
NORTH POINT
BAY
FRANCISCO
CHESTNUT
LOMBARD
GREENWICH
FILBERT
UNION
GREEN
VALLEJO
BROADWAY
PACIFIC
JACKSON
WASHINGTON
CLAY
SACRAMENTO
CALIFORNIA
PINE
BUSH
SUTTER
POST
GEARY
O'FARRELL
ELLIS
EDDY
TURK
GOLDEN GATE
FORT MASON
U.S. MILITARY RESERVE
AQUATIC PARK
LEWIS ST.
FISHERMAN'S WHARF
MARINA BLVD.
FUNSTON REC. CENTER
LETTERMAN GENERAL HOSP.
ALTA PLAZA
LAFAYETTE PARK
HAMILTON REC. CENTER
RAYMOND KIMBELL PLGD.
JEFFERSON SQUARE
MARGARET S. HAYWARD PLAYGROUND
WAR MEMORIAL
CITY HALL
LYON
BAKER
BRODERICK
DIVISADERO
SCOTT
PIERCE
STEINER
FILLMORE
WEBSTER
BUCHANAN
LAGUNA
OCTAVIA
GOUGH
FRANKLIN
VAN NESS
WALNUT
LAUREL
PRESIDIO
MASONIC

Carol L. Karp
Architect A.I.A.

December 30, 2017

C&CSF Board of Supervisors
London Breed, President
City Hall, Room 250
San Francisco, CA 94102

Subject: Appeal of CEQA Categorical Exemption
2417 Green Street Project [Block 560 - Lot 028]

RE: Coxhead House
2421 Green Street
Threatened Historic Resource

Subject: Contiguous Proposed Construction
2417 Green Street, San Francisco

Dear President Breed & Supervisors:

This correspondence concerns the negative impact that the subject project will have on the building at 2421 Green Street, which is immediately adjacent to the project site. This information is additional to the National Park Service's nomination for placement in the national register of historic places. Ernest Albert Coxhead's own residence, designed and built 1892-1893, has been declared eligible for listing with copies of the final draft nomination papers being part of the appeal lodged with the San Franciso Planning Department 11/17/17 which includes a letter of support from House Minority Leader Nancy Pelosi.

The Coxhead house is renowned as the forefather of the "First Bay Tradition" of architecture which began in San Francisco at the end of the 19th century. Coxhead, as most of his following architects (e.g. Bernard Maybeck, Julia Morgan) who emigrated to California, utilized their training to adopt and integrate their designs with the use of native and locally made materials such as redwood, red cedar shingles, and brick. Coxhead's house manifests unique roof profiles and sidewall fenestration predicated on emphasizing views from the house and views of the house that have been punctuated with Cotswald detailing. Subsequent Second Bay and Third Bay Traditions were derivatives that followed.

As covered in our nomination papers, the Shingle Style exterior of the house is an exemplary expression of adaption of Coxhead's classical training with local features and materials into a new California architectural style. Coxhead recognized there would be enough open space on the east and west elevations to glaze much of these elevations. He then carefully positioned bands of windows to capture San Francisco Bay views and sunlight from the East and West. Promoters of the project at 2417 Green, which is intended to enlarge the adjacent house, believe the views are not important. Views from the Coxhead house, which the fenestration was carefully designed around, are reciprocated by views from the house; everything viewed has viewers that can see the Coxhead House.

100 Tres Mesas Orinda, CA 94563 (925) 254-6676 fax: (925) 253-0101 e-Mail: carol@karp.ca

The building is a unique solution for a house on a typical narrow lot in San Francisco's Pacific Heights and Cow Hollow. It is urban in character in the front and a relaxed freestanding house in the country at the rear. The entry portico and staircase that join the building with the street leads one to a classical style front door that provides an articulated entry into the residence. Architectural historians have written about this specific design feature and how it brought European design to the San Francisco Bay Area. The building is so significant to American architecture that the seminal book on this subject lists two houses by architects (Frank Lloyd Wright and Ernest Albert Coxhead) that were designed and built for themselves.

The nomination papers have extensive photographic coverage of the exterior of the house including drone imagery of the environment surrounding the 2417 project. The Coxhead house is threatened by the contiguous development and the developers have questioned the historic value of the Coxhead House even though it is officially historic. As the nomination papers do not have copies of the unusual published coverage of the house due to copyright, I am attaching copies of the chapters from the major books that prominantly cover the Coxhead House, as well as the letter of support by San Francisco's congresswoman and my letter with résumé to the owner, who has allowed the nomination, as follows:

1. "Shingle Style - Innovation and Tradition in American Architecture 1874 to 1982", author Leland Roth, photograher Bret Morgan, Norfleet Abrams 1999.

2. "Bay Area Style - Houses of the San Francisco Bay Region, author David Weingarten, photographer Alan Weintraub, Rizzoli 2004.

3. "On the Edge of the World - Four Architects in San Francisco at the Turn of the Century", author Richard Longstreth, MIT Press 1983.

4. Letter from Rep. Nancy Pelosi to California Office of Historic Preservation, 2017.

5. Letter with résumé from Carol Karp AIA to owner of the Coxhead House, 2017.

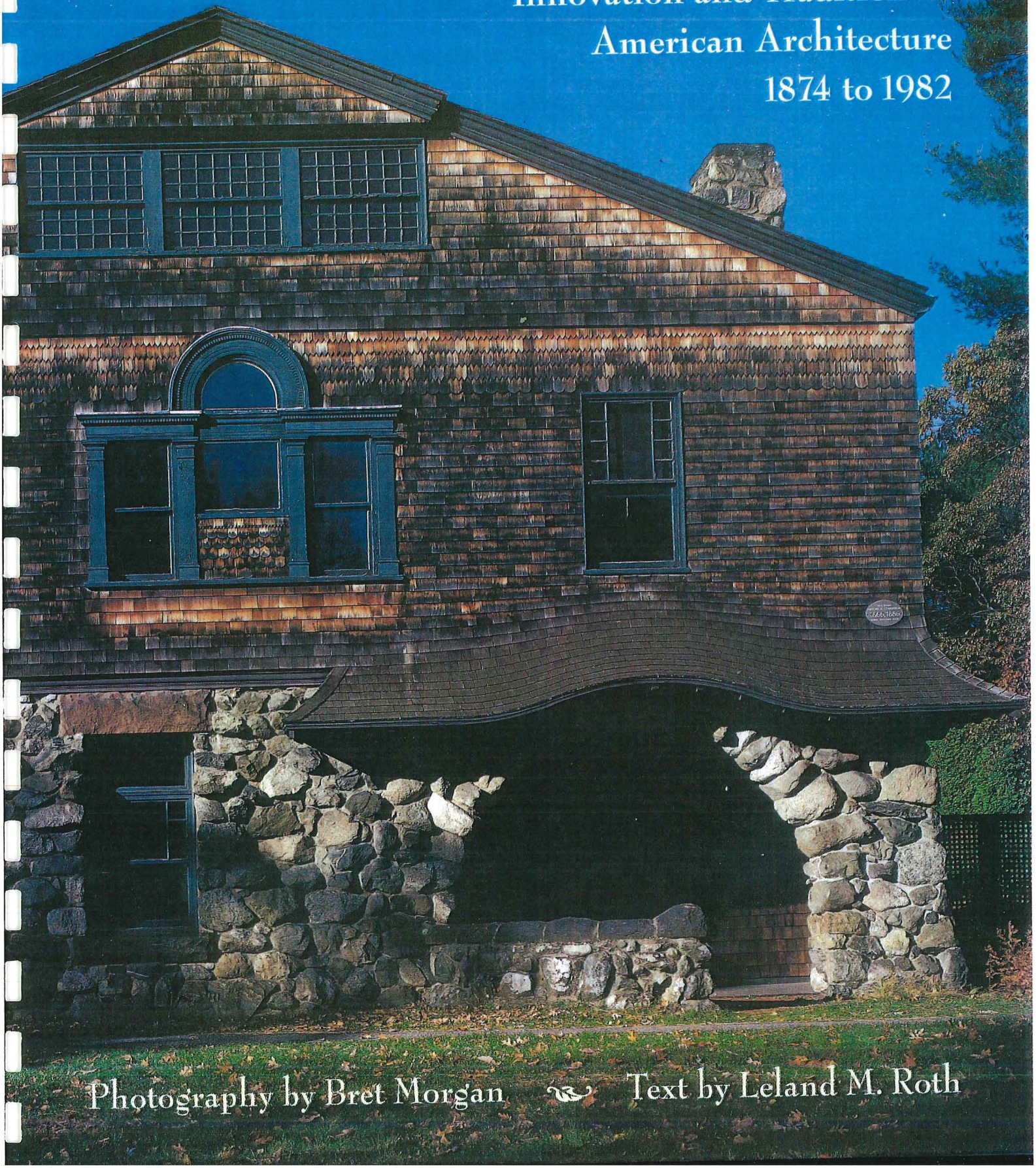
According to the architectural drawings submitted to the City by the developer of 2417 Green, the project increases the existing envelope of the building which will obliterate views to and from 2421 Green which will profoundly affect the historic nature of the building. According to the engineering drawings submitted to the City by the developer of 2417 Green Street, the project has no provisions for protecting the 125 year old historic brick foundations, that survived the 1906 Earthquake intact, from damage from loss of lateral and subjacent support due to the planned excavations. There is no survey or geotechnical investigation or any provisions to protect the historic resource. The project is certainly not entitled to a CEQA Categorical Exemption and an Enviornmental Impart Report should be prepared under CEQA regulations.

Yours truly,

Carol L. Karp

SHINGLE STYLES

Innovation and Tradition in American Architecture 1874 to 1982



Photography by Bret Morgan

Text by Leland M. Roth

SHINGLE STYLES

Innovation and Tradition in American Architecture 1874 to 1982

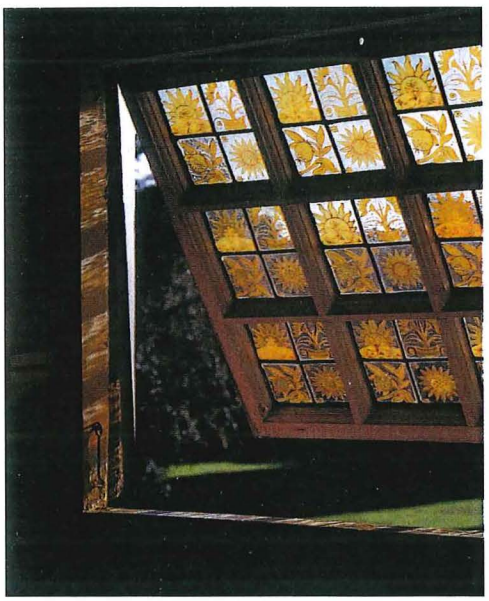
PHOTOGRAPHY BY BRET MORGAN

TEXT BY LELAND M. ROTH

PRODUCED BY NORFLEET PRESS

HARRY N. ABRAMS, INC., PUBLISHERS

Contents



FRANK LLOYD WRIGHT HOME AND STUDIO

Oak Park, Illinois, 1889–1914

The living room, inglenook, and hallway are broadly connected yet individuated spaces.

OPPOSITE: *Perhaps the ultimate expression of the dominant front gable first seen in Richardson's Watts Sherman house.*

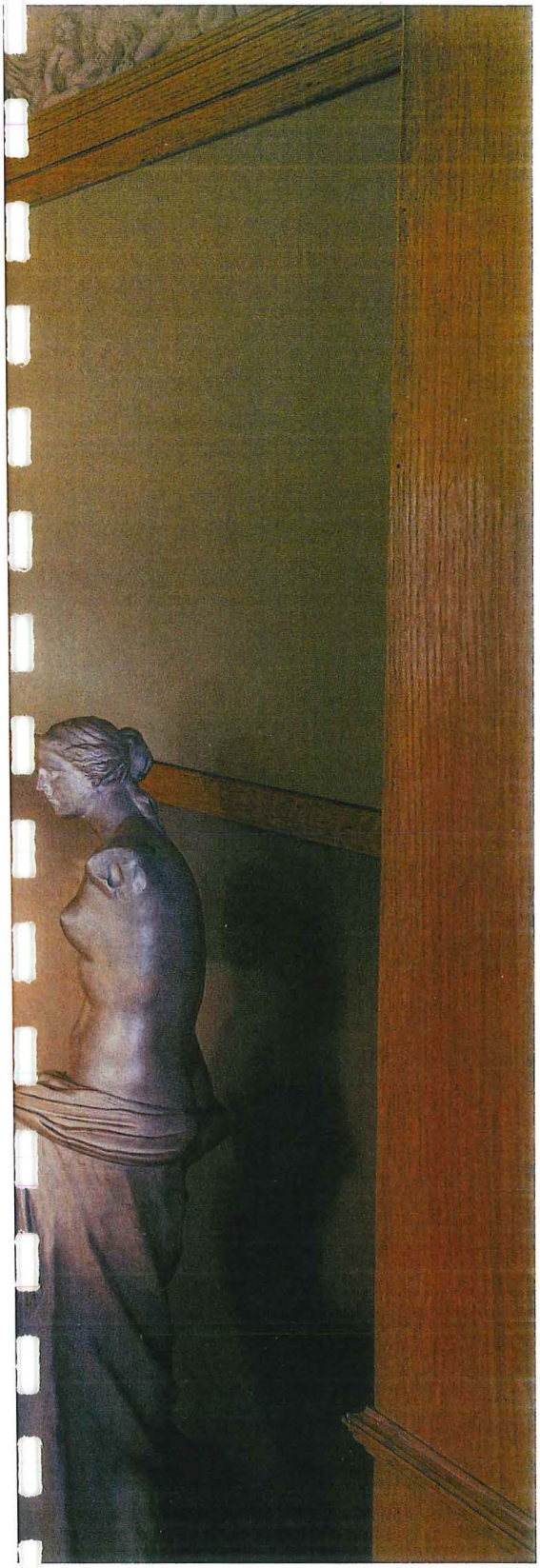
Vincent Scully's now-classic study, *The Shingle Style: Architectural Theory and Design from Richardson to the Origins of Wright*, concludes with a discussion of Frank Lloyd Wright. It gives Wright's house in Oak Park a place of honor, marking the end of the inventive freedom of the 1870s and 1880s and at the same time announcing the beginning of what would become Wright's Prairie Houses in the early twentieth century.

Wright says nothing in his *Autobiography* about any consideration of Japanese art or architecture in the office of his first employer, Joseph Lyman Silsbee, which Wright entered during 1887. Silsbee, however, was the close boyhood friend and later brother-in-law of Ernest Fennelosa, who was then becoming the foremost American authority on Japanese art and culture. Regardless of the origins of the Japanese influence, clearly Wright was inspired, for in his own house he opened up the rooms to one another, like a Japanese house with the sliding screens pushed back, and he employed a continuous upper molding, running around each room, like the Japanese *kamoi* rail, linking the rooms together.

The most obvious influence on Wright was the East Coast Shingle Style, then being introduced in Chicago by Silsbee, a recent transplant from Syracuse and Buffalo, New York. Silsbee's houses of this period were largely Shingle Style designs, similar to those of eastern architects John Calvin Stevens, McKim, Mead & White, and Lamb & Rich. Silsbee came to the attention of developer J. L. Cochran, who was about to lay out a model suburban community to be called Edgewood, about six miles north of the heart of Chicago. In 1887 he engaged Silsbee to design the houses for this community. Wright, just months in Silsbee's employ, executed a perspective drawing of Cochran's own house from Silsbee's design. Like Bruce Price's houses for Pierre Lorillard in the New York suburb Tuxedo Park, the Edgewood houses were to be relatively small and compact. As in the case of Price, Silsbee was inspired to devise simple dramatic forms in which large dramatic triangular gables predominated.

Wright was aware, too, of the boldly triangular shingled houses being built in Austin, a new suburb just west of Chicago and immediately east of Oak Park, where he lived. Rare photographs survive of the earliest buildings

Wright achieved a unique synthesis of the classical and oriental influences that pervaded Shingle Style design.



there—boldly massed broad-gabled shingled designs by Frederick Schock (fig. 26). A brief mention of Schock in Wright's *Autobiography* suggests that Wright knew these buildings as well. But the most obvious models for Wright's house in Oak Park were Price's shingled houses at Tuxedo Park (fig. 4). Their simple design program encouraged bold, simple, dramatic forms composed of large triangular gables with long sweeping roof lines. One of these houses in particular seems to have been the inspiration for Wright's design: the Chandler house. Its dramatic gable appeared as a linear photoengraving, together with a plan, in *Building* (September 1886).

The changes that Wright made in moving beyond his apparent models anticipate the direction his work would take in the next two decades. As Neil Levine notes in writing about Wright's dramatically abstract Oak Park house, it is the "projection of an image" of what a house could be, at once familiar and yet strikingly simple, and outside the limits proscribed by conventional types. Indeed, Wright comments in the *Autobiography* that his neighbors were perplexed and asked if the design "were Seaside or Colonial."

Wright's first significant innovation was placing his house not on a light framed porch but on a solid elevated terrace, enclosed by a continuous masonry wall and gained by broad low stone stairs, making a far stronger connection to the earth. Wright used continuous surfaces of shingles throughout, on both the walls and long roof planes. He also enlarged and abstracted Price's near-Palladian window, making it a broad strip of windows illuminating his studio. The great overhang of the front gable portends the extended cantilevers of the eaves of Wright's subsequent Prairie Houses.

Wright's plan was a pinwheel of spaces arranged around a small central hearth sheltered within a diminutive inglenook. The round-arched fireplace, with its long tapered brick voussoirs, speaks of Wright's admiration for Richardson and Louis Sullivan. In the four corners of the living room ceiling, electric lighting fixtures are integrated into square-paneled flourishes of foliate ornament, recalling the similarly integrated ornament and lighting used by Sullivan in his Auditorium theater. The staircase in the adjoining entry stair-hall, incorporating a built-in seat and rising in gentle stages with many landings, exemplifies the Queen Anne house. And in the stair-hall, placed over the upper molding, is a continuous plaster frieze, a miniature near-replica of the imposing high relief sculpture of the great Altar of Zeus of Pergamon, whose classical reference is reinforced by the denticulated cornice in the living room.

What began as a compact cottage house was modified repeatedly by Wright to accommodate his family, and then to house his office and studio, so that its original simplicity has been somewhat obscured. Nonetheless, the dramatic west facade gable and the interconnected extruded spaces within still herald Wright's incipient early modernism.

Ernest Coxhead's House

San Francisco, California, 1893

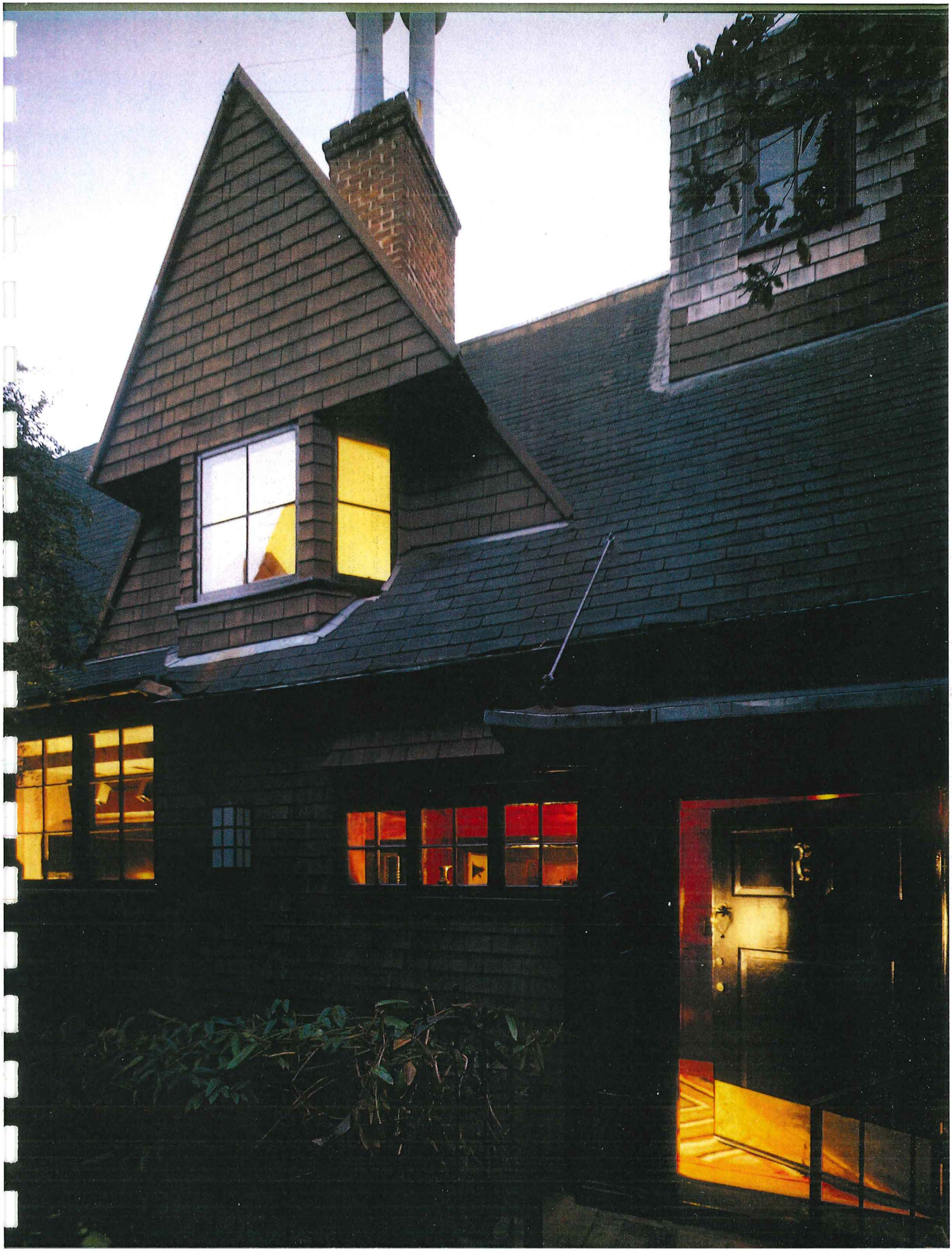
The fireplace at the rear of the long gallery.

OPPOSITE: *Winding flights of steps lead to the front door.*

Architecture "on the edge of the world" was what architectural historian Richard Longstreth called the work of several highly imaginative architects who moved to San Francisco at the turn of the last century. Almost at once that city was blessed with the inventive genius of five remarkable designers—Ernest Coxhead, Willis Polk, Bernard Maybeck, A. C. Schweinfurth, and A. Page Brown. All came from the East. Maybeck had worked in New York City in the office of Carrère & Hastings; and Brown for McKim, Mead & White.

Ernest Coxhead, however, came from much farther east. Born in 1863 in Eastbourne, Sussex, England, Coxhead had studied under an engineer and then at the Royal Academy and the Architectural Association in London. Thanks to his work and education Coxhead possessed a solid grounding in classical design, with its emphasis on clear expression of the building program and its emphasis on proportions, as well as a sound introduction to English medieval architecture, with its attention to detail. He was involved in the restoration of several centuries-old churches and seems to have developed some associations with the young leaders of the English Arts and Crafts movement in London. In 1886 he and his brother, Almeric, left Great Britain and headed west, crossing the American continent and settling first in Los Angeles, California. Why he made so decisive and dramatic a break from family and country may never be known, but he may have been given encouragement by the Episcopal Diocese in California. Between 1887 and 1898 he and Almeric, who managed their practice, designed most of southern California's new Episcopal churches and enjoyed a field of action far greater than would have been afforded them in England.

While in England Coxhead had been introduced to the American Shingle Style. Longstreth notes that a major exhibition of such American work was mounted by the Royal Institute of British Architects shortly before Coxhead left. One of Coxhead's early churches, All Saints in Pasadena, 1888–89, employed a fusion of English Arts and Crafts with the rounded, biomorphic forms made possible by shingle work. Other churches followed, but the building boom in Los Angeles ended in about 1889 as Coxhead was given commissions for three new Episcopal churches in the San Fransicso Bay area.



ABOVE: *Eschewing symmetry and formality, Coxhead made his living room a collage of cozy corners.*

His first project in San Francisco, and perhaps his masterwork in church design, was the massive Church of St. John the Evangelist, 1890–91 (fig. 28). It was dynamited to prevent the spread of fire following the earthquake of 1906. Indebted to Richardson, it was based on a compact Greek cross plan but had a center dome capped by a broad squat square shingle-covered tower, vented by deep louvers that ran in continuous bands around the base of the pyramidal roof. The shingled roof surface also wrapped over the gable ends, fusing with the wall surfaces in a unique organic way. Although his other major urban churches were of masonry, Coxhead's smaller parish churches exploited shingles, which seemed to flow over the building surface, around corners, up and over doors and windows, and over gable ends, merging wall and roof into one plastic envelope.

By 1891 the Coxhead partnership began to receive commissions for small houses in San Francisco, such as that for James McGauley on Pacific Heights. For these Coxhead continued to use wood frame construction, and in the McGauley house he used an exposed half-timber frame, interrupted by a

broad brick chimney mass, and a tall, steep roof that prompted Longstreth to call the house a "transplanted English cottage." By 1893 Coxhead's house designs had become more abstracted, their geometric shapes emphasized by continuous coverings of shingles over the walls and roofs. Windows were grouped and placed strongly off-center at what appear to be odd locations but which actually reflect the pragmatic arrangements of the interiors. In some instances, the unusual character of these houses was dramatized by curiously overscaled details. Certainly, a contributing factor in Coxhead's distinctive work were the steeply pitched building sites he worked on, as in Pacific Heights, for the front facades of the houses would automatically be thrown off center by the incline of the street.

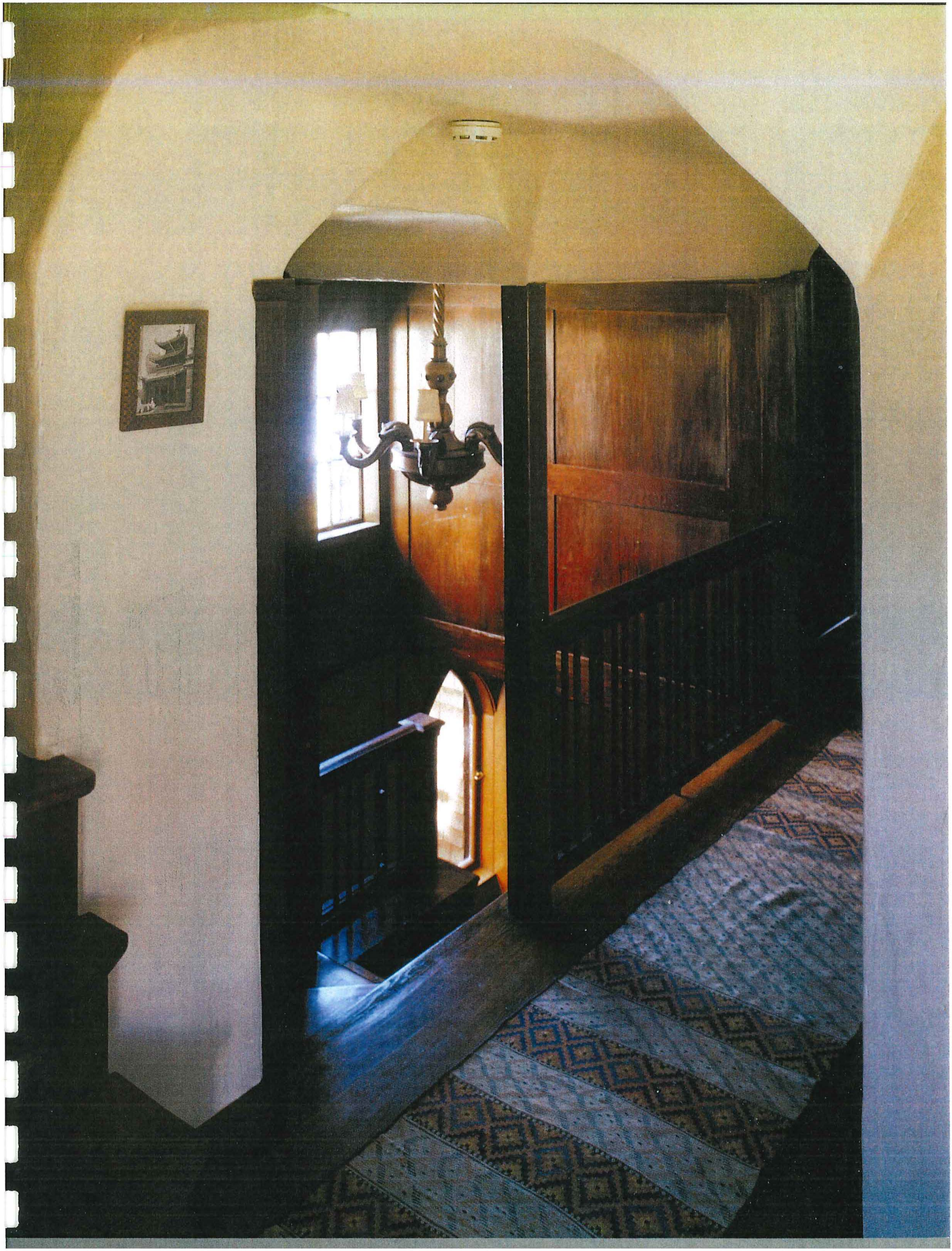
In 1891–92, adjacent to the McGauley house, Coxhead designed an extremely long and narrow house for himself and his brother. The narrow street facade, rising four stories, becomes almost a tower, while the entry side (reached by steps and a tunnel-like passage through the base retaining wall), stretches almost 94 feet, with the steep roof plane pulled deliberately low to

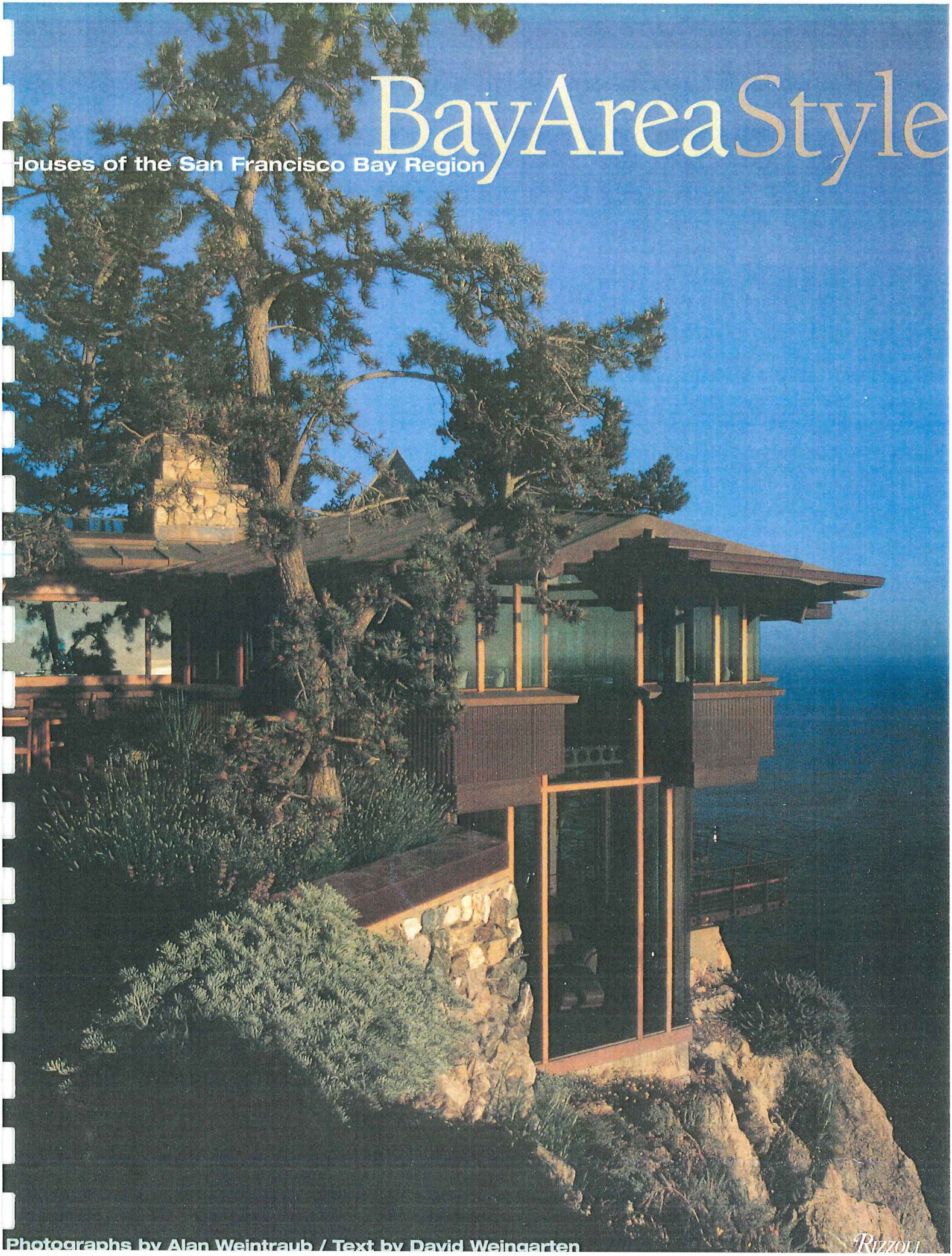
At the rear of the long gallery.

ABOVE: *With the door closed, this corner of the bedroom becomes an intimate sitting area.*

OPPOSITE: *The tiny staircase demonstrates Coxhead's skill in turning the exigencies of a narrow lot to picturesque advantage.*

emphasize its horizontal extension. The narrow site gave rise to some unusual innovations, such as a long entrance corridor that Coxhead broadened a bit to evoke memories of an English long gallery. With two hearths introduced, this gallery divides itself into separate sitting areas. The rear area is especially pleasant. A bay window and French doors bring in abundant light even on gray, foggy days. At every turn the exigencies of the narrow site, and the low roof, are turned to advantage to produce unexpected nooks and cozy recesses. Dark wood, broadly and blockily detailed, dominates the interior spaces, further bringing down the scale. Although dark and encompassing, the rooms are opened up by broad window groupings, which once afforded panoramic views of San Francisco Bay. As neighboring buildings began to impinge on his views, Coxhead moved away, but his rustic aerie survives, an enchanted little world of domestic delight.





Bay Area Style

Houses of the San Francisco Bay Region

Photographs by Alan Weintraub / Text by David Weingarten

Rizzoli

Bay Area Style

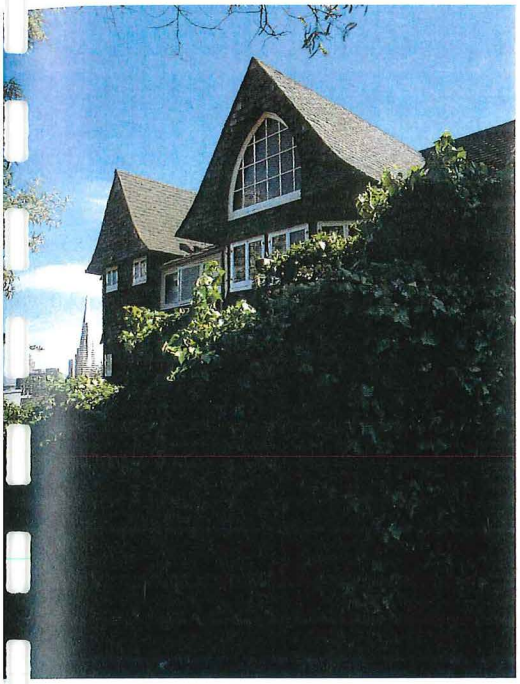
Houses of the San Francisco Bay Region

Photographs by Alan Weintraub

Text by David Weingarten

RIZZOLI
NEW YORK

Contents

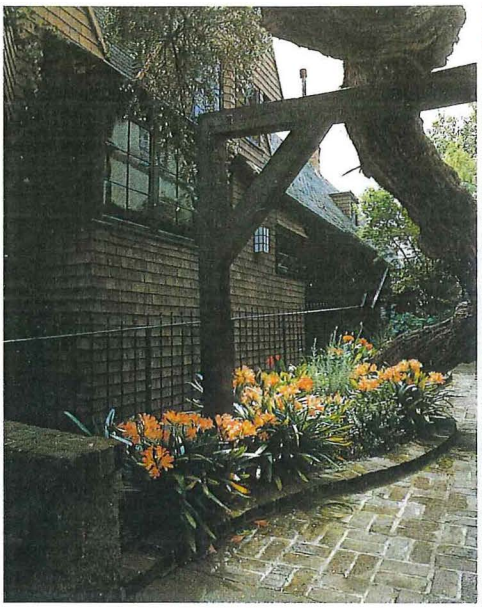


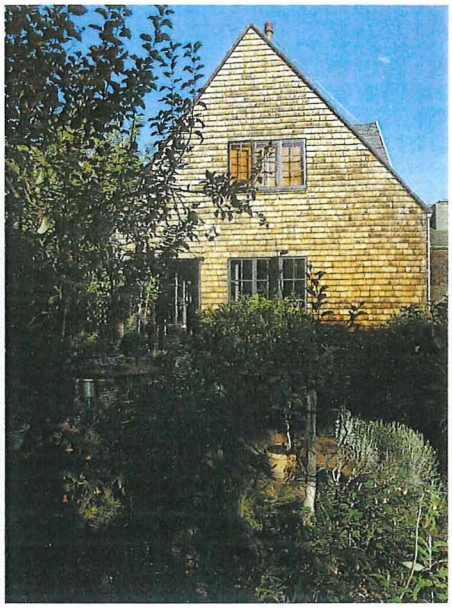
Ernest Coxhead **Coxhead House** San Francisco 1893

Though less rustic (and spooky) than his friend Willis Polk's place, Ernest Coxhead's nearly contemporaneous Pacific Heights dwelling is similarly eccentric. The end of this house overhangs a tall concrete wall and, like Polk's, is a large, shingled bay with a steeply sloping pitched roof. A corner window without precedent (or sequel for that matter) is this street facade's most diverting feature.

The entire effect is of English Arts and Crafts without the stifling decorum. We can imagine how well this suited Coxhead, an Englishman transplanted to California.

It is the path through the house, though, wide and narrow, careering along the edges of some rooms, and through the middle of others — a kind of dark ride of the early Bay Region style — that is the singular achievement here. The historian John Beach, in *Bay Area Houses*, describes it this way, "It is as if the house had been trimmed away, leaving only the circulation space. Then a step here and a landing there are extruded horizontally, expanded from a small space to a larger. By this curious process the stair sequence ceases to be simply an element of a larger building, but is transformed into the building itself." ■

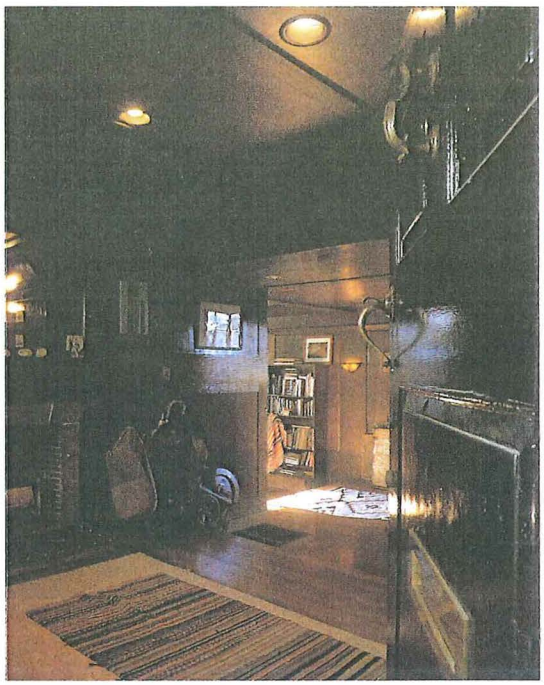


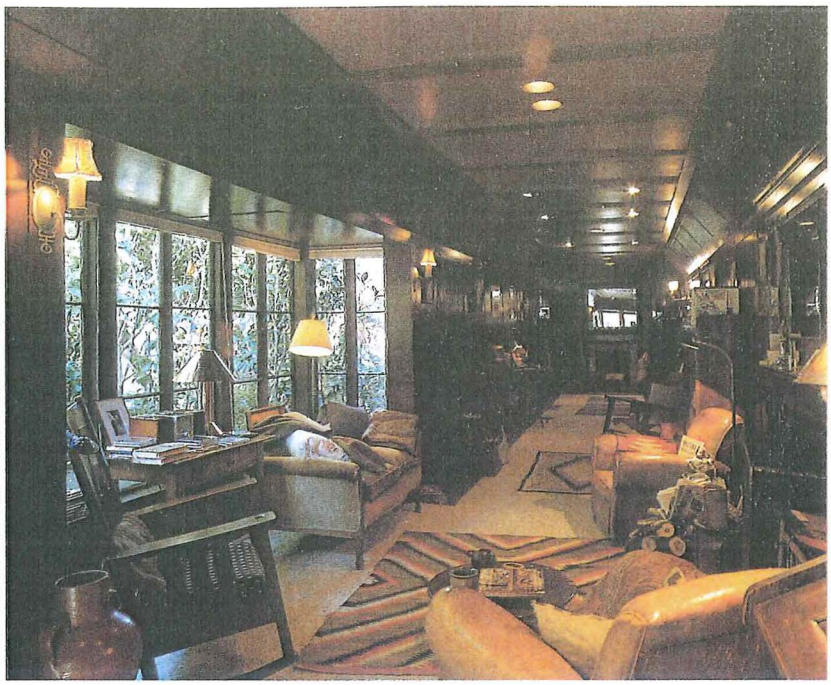


OPPOSITE Street facade with shingled bay overhanging rough stucco wall.

ABOVE LEFT Path to front door.

ABOVE RIGHT Garden facade.

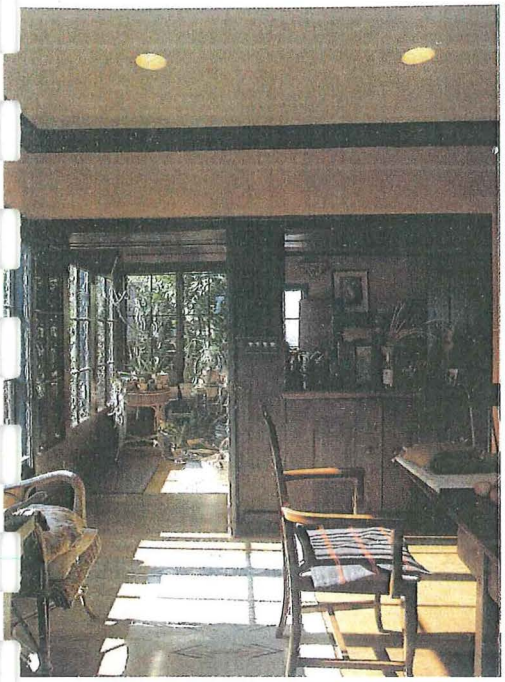


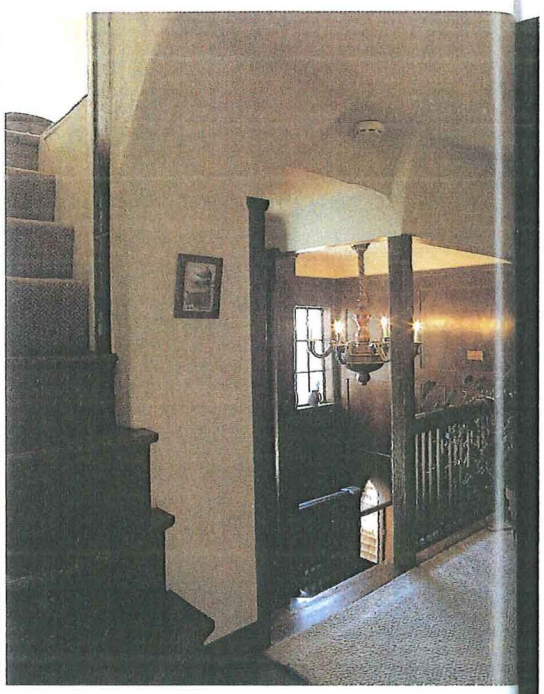


OPPOSITE
Living room with large redwood fireplace surround, partially hidden high window to its right, and carefully finished redwood beam ceiling.

ABOVE LEFT
Large fireplace by the front door opens to wide hall.

ABOVE RIGHT
Long redwood gallery leading from foyer to rear garden.





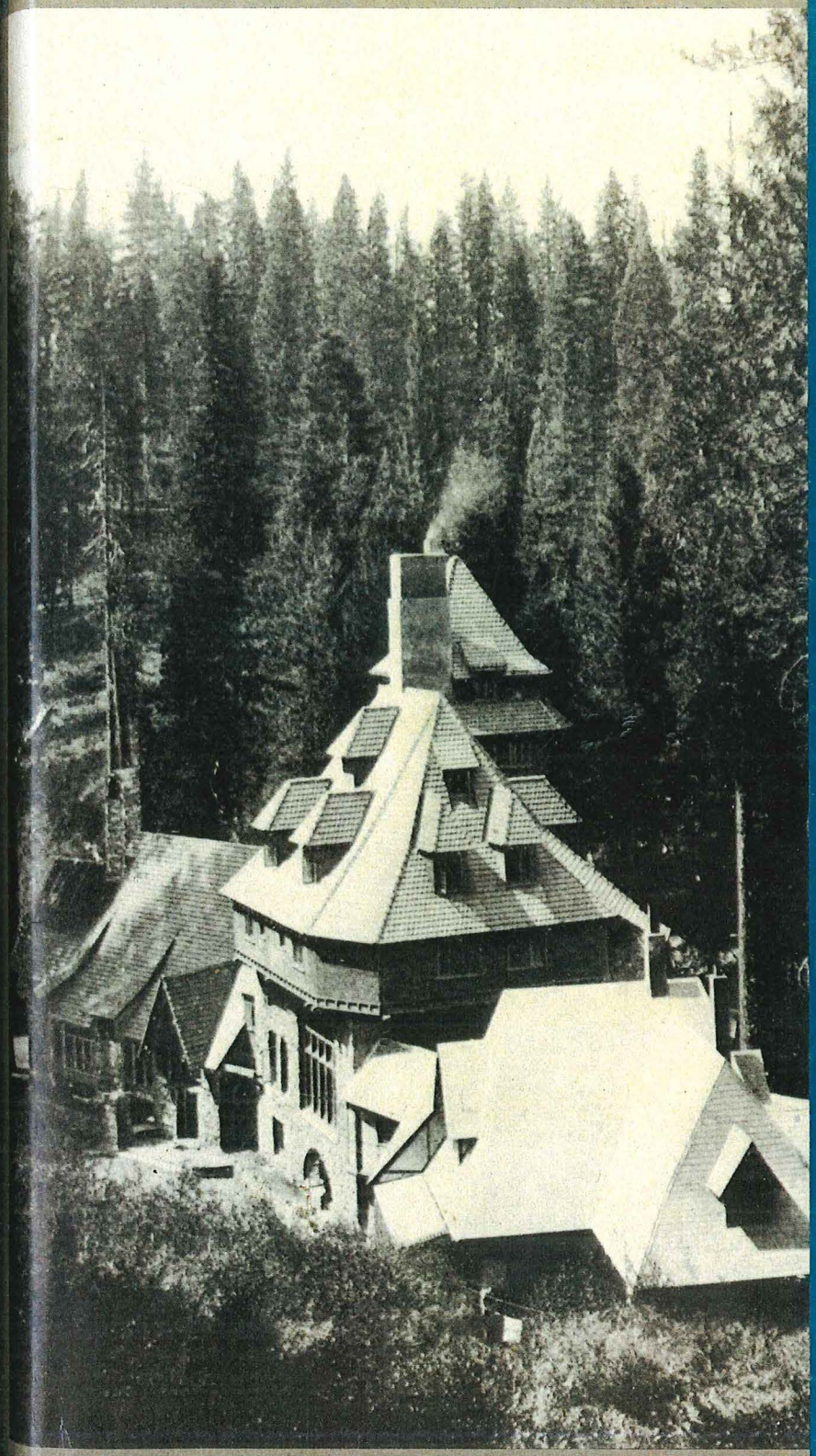
ABOVE LEFT
Dining room looking into conservatory-like gallery.

ABOVE MIDDLE
Bedroom with exposed beams is open to the steep gable of the roof.

ABOVE RIGHT
Hall opens to two-story redwood stairwell. Mysterious stair to third floor spills into hall.

OPPOSITE
Dining room with large windows to the garden and built-in redwood cabinets.

ON THE EDGE OF THE WORLD



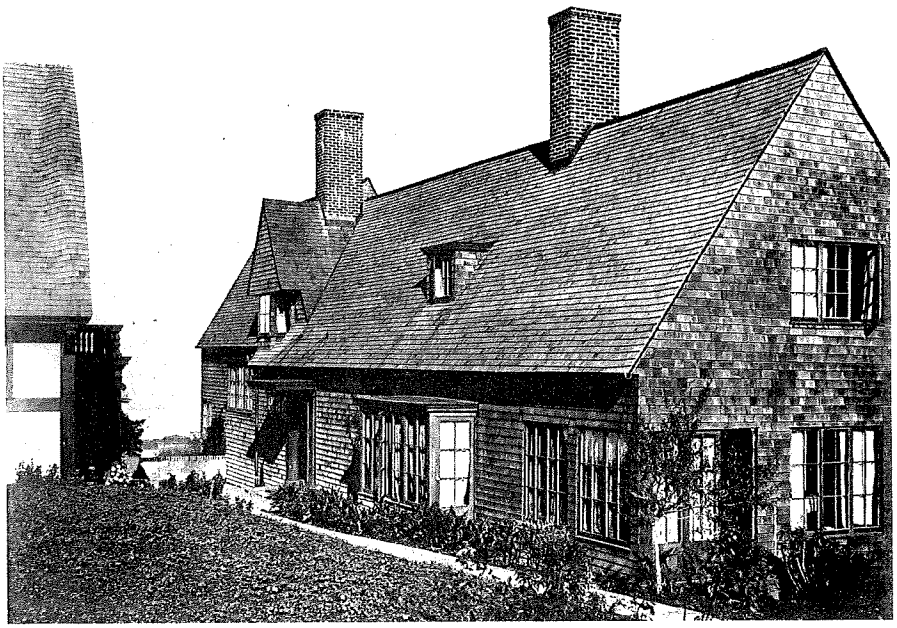
Four Architects in San Francisco at the Turn of the Century

RICHARD LONGSTRETH

CONTENTS

Coxhead began to receive commissions for small houses in Pacific Heights at about the time of Polk's first work on Russian Hill. Coxhead's earliest designs, such as that for friend James McGauley (1891), adhere to the prevailing pattern in their use of suburban imagery. McGauley's house is, in effect, a transplanted English cottage. By 1893 an important shift occurred in Coxhead's approach, evident in the adjacent residence built for himself and Almeric (Fig. 73). Like the Williams-Polk house, it exploits a difficult site to achieve a dramatic effect. The design is also a more sophisticated interpretation of English precedents than was McGauley's. The narrow street frontage is accentuated by a towerlike facade that has a taut, abstract quality. The bands of little windows set flush against the surface were probably inspired by recent London work of Shaw and others. However, the composition is more simplified and softened than English models, in keeping with the building's size and materials. The west elevation, facing McGauley's yard, with its dominant horizontality and rural character, contrasts with the facade and underscores the transition from public to private space. Expanses of shingled wall and roof surfaces, interrupted only by the simplest window articulation, extend from a pivotal clustering of elements grouped around the front door. The composition may well

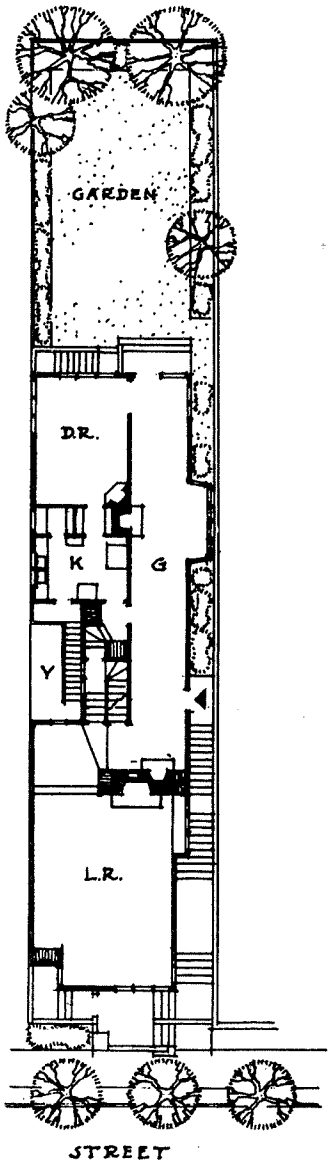
73. Coxhead & Coxhead. Ernest and Almeric Coxhead house, 1893 *(left)*, and James McGauley house, 1891–1892 *(right)*, San Francisco. (Courtesy John Beach)



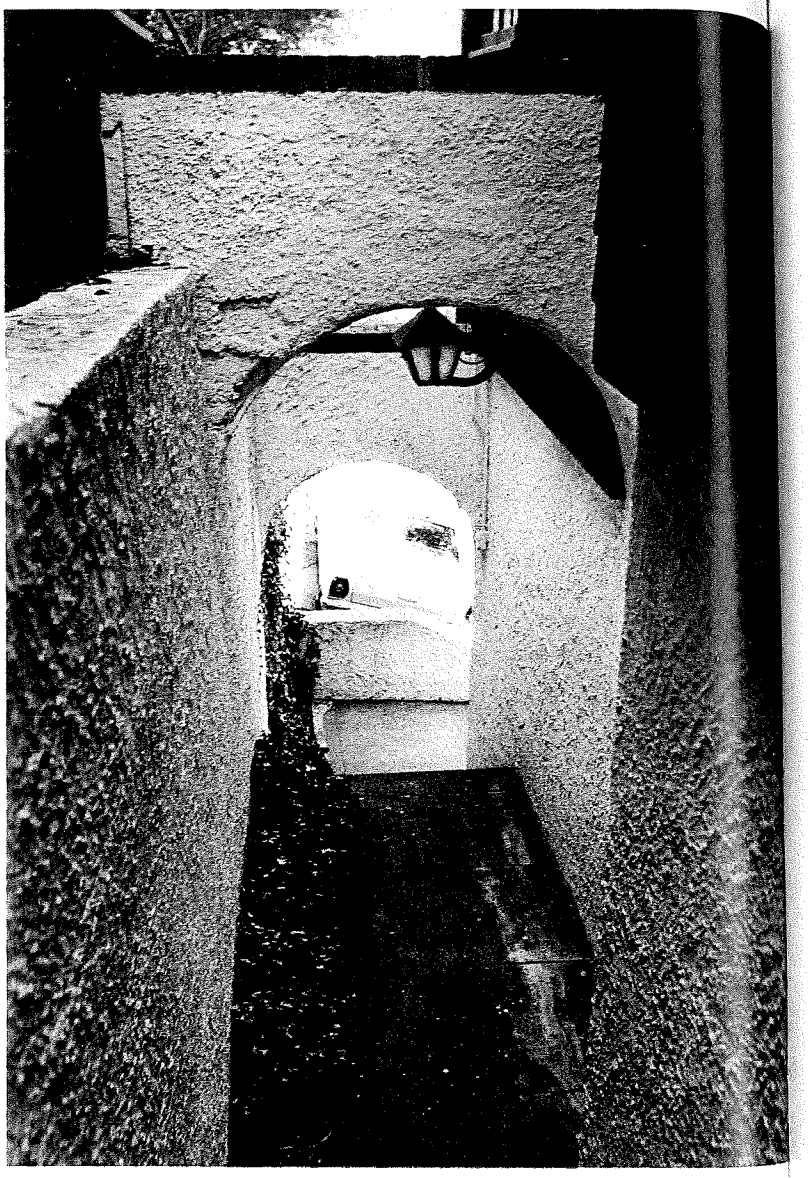
74. Coxhead house, rear view. (Courtesy John Beach)

have been inspired by Voysey's early projects, but Coxhead's version is more compact and mannered at its focal point and less regimented elsewhere.[20] Toward the rear, the house looks somewhat like a Surrey barn that has been remodeled in a straightforward way, lacking the studied poise of the street facade (Fig. 74). Front and rear are set in opposition, while the overriding simplicity of detail lends cohesiveness to the whole. Both the imagery and the studied casualness present in this design owe a major debt to English arts-and-crafts work, which became a guidepost for Coxhead's work during the next several years.[21] But neither Coxhead nor Polk considered the Arts and Crafts Movement to be a discrete entity; instead they appear to have viewed it as a potent source for expression in rustic design—an updated equivalent of the Shingle Style—that was appropriate to the design of modest houses.

Coxhead's plans remained more American. In his own residence there is an ever-changing path up to and through the premises, inspired by Polk's work but developed in a different way. The entrance is reached by a series of winding steps and landings that become progressively constricted, with the final run wedged between a retaining wall and the basement, as if it were an alley in an Italian hill town



75. Coxhead house, plan. (Drawn by Howard Moise)

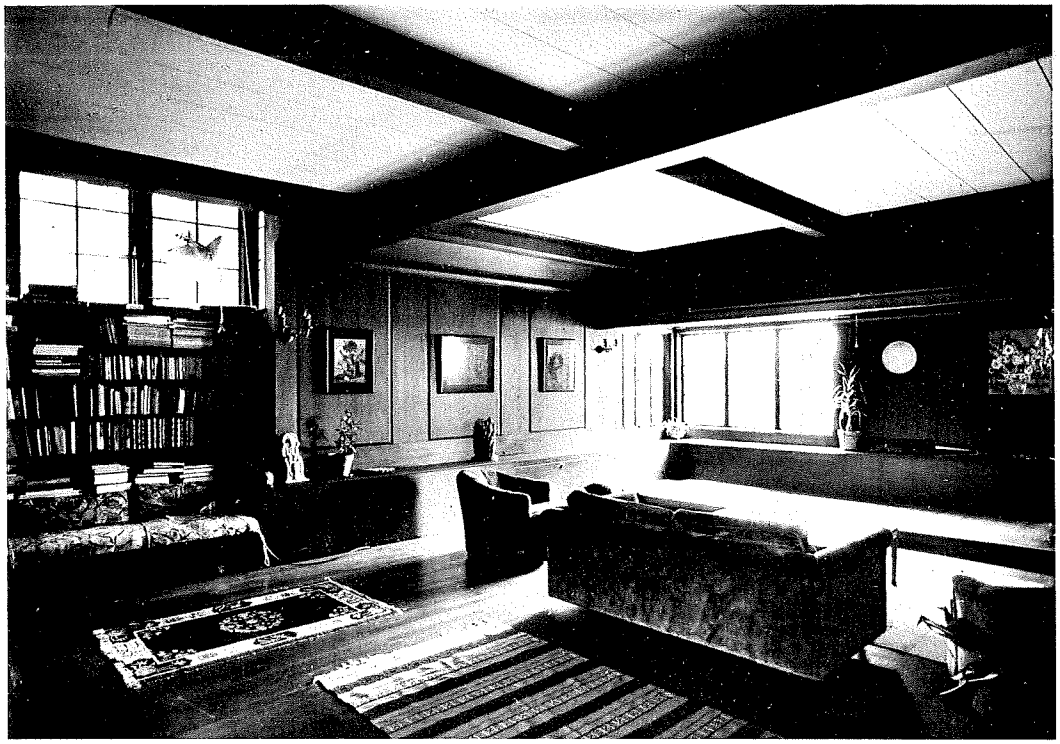


76. Coxhead house, front steps. (Author)

(Figs. 75, 76). A transition occurs at the front door, spatially echoing the change in character between the front and rear portions of the house. Inside, the emphasis is wholly horizontal. The long gallery, the plan's one English component, is unlike its prototypes in that it generates a sense of continuity while dramatizing the site's narrow form through variations in space and light (Fig. 77). From the dark vestibule

the corridor gradually becomes brighter, expanding into a glazed bay that serves as a secondary sitting area, with a borrowed vista of McGauley's yard. The gallery brightens further at the end, where windows on two sides open into a secluded garden. In the other direction the space unfolds more rapidly, lapping down a broad turn of steps in a circuitous path to the living room. Although the stair is directly opposite the entrance, it is encased so as not to interrupt the horizontal emphasis. The living room is unusually large for a house of this size and is made even more expansive by grandly scaled redwood paneling and beams (Fig. 78). The living room windows are placed only at the corners, and each one is at a different height. Like a periscope, the highest window bank catches a segment of the McGauley house. At the far corner, the platform and attendant bench offer an observation deck from which to view houses across the street and catch glimpses of the Bay beyond. Paralleling the Williams-Polk house interiors, the sequence and manipulation of each zone imply an extension of space, mitigating the property's narrow confines.

77. Coxhead house, gallery. (Author)



78. Coxhead house, living room. (Author)

80. Houses in

An equally unconventional solution is present in the Charles Murdock house around the corner, which Coxhead had designed several months earlier. A native of Boston, Murdock moved to California in 1855 and became a widely respected elder of the intellectual community. Murdock ran a small printing business; he considered bookmaking an art and was patronized by some of the region's most gifted writers. Among his friends were Bret Harte, Robert Louis Stevenson, John Muir, and William Keith. While active in the Unitarian church, he had been married by Joseph Worcester and frequently attended his services. Murdock was also an ardent supporter of the younger generation, including Bruce Porter, Gelett Burgess, and Coxhead. Since Murdock, like many of his friends, could not afford to spend much for his house, it was designed with about as much floor area as Coxhead's residence, and at an even lower cost.[22]

The studied asymmetry of the facade recalls those of E. W. Godwin's well-known artists' houses in Chelsea from a decade earlier,

Nancy Pelosi
Democratic Leader

August 7, 2017

State of California
Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Attention: Julianne Polanco
State Historic Preservation Officer

Subject: Nomination for Listing
National Register of Historic Places

RE: Architect Ernest Coxhead's Residence & Studio, 1893
2421 Green Street, San Francisco, California

Dear Ms. Polanco:

It is with great enthusiasm that I write in support of the nomination of Ernest Coxhead's own house for listing in the National Register of Historic Places. I have had the pleasure of visiting Architect Coxhead's residence and studio located at the juncture of Cow Hollow and Pacific Heights. This area in California's 12th Congressional District which I represent in Congress. I take special pride in San Francisco's architectural treasures and recognize the Coxhead house as a first of an architectural tradition in the Bay Area. It happens to be in excellent original condition, including brickwork, having survived amazingly intact, the 1906 San Francisco earthquake and fire.

Designed and built before automobiles and never retrofitted with a garage, both the house entry and garden are quietly accessed from the street via a twisting stairway to the west side. The classical entry conceals an ingenious interior with a long glazed entrance gallery running from a high-ceilinged living room at the north to a dining area on the southern rear garden that shares an eastern property line with the garden of the 1867 Casebolt House, San Francisco Landmark No. 51.

The house is shingle style integrated with subtle Cotswold features that Coxhead brought to Northern California. The beautiful non-symmetrical exterior design that is fitted to the land and view was the beginning of what became the First Bay Area Tradition that evolved into Second and Third Bay Area Traditions taught at the University of California, Berkeley, and practiced by the most heralded Bay Area architects. The importance of the house to the evolution of local architecture cannot be overemphasized.

I believe the nomination papers are well done and the Ernest Coxhead's Residence & Studio should be included in the National register of Historic Places.

Thank you for your attention to the remarkable and still beautifully functioning personal home of Ernest Coxhead.

best regards,

Nancy Pelosi

Nancy Pelosi

Carol L. Karp
Architect A.I.A.

December 29, 2017

Philip Kaufman
2421 Green Street
San Francisco, CA 94123

Subject: Ernest Coxhead House
2421 Green Street, San Francisco
Historic Status

Dear Mr. Kaufman:

This correspondence memorializes our understanding for providing architectural research services for the residence Ernest Albert Coxhead designed and built for himself in 1892-1893 Green Street, San Francisco, which you have owned for about 30 years. Your consulting engineer, Lawrence Karp, had suggested to you in early 2017 that a colleague of ours, Kathryn Marsh Shaffer AIA Architect, prepare a nomination for inclusion of the Coxhead House in the National Park Service's Registry of Historic Places to be lodged with the California State Park's Office of Historic Preservation (OHP) in Sacramento. OHP relies on CEQA for protection of historic resources. Kathryn Shaffer was a distinguished architect, artist, and author, having both written and illustrated by hand the book "Houseboats of Sausalito - Aquatic Architecture of Sausalito" published by Schiffer in 2007. Kathryn had also been a student of Richard Longstreth, author of the book on American architecture "At the Edge of the World", a history of the four important architects that shaped California architecture at the turn of the century, published by MIT Press in 1983. On April 11th 2017 Longstreth gave the NPS written permission to use copyrighted material in the Coxhead nomination. Kathryn worked on the Coxhead House project and submitted drafts of the nomination to the OHP until she could no longer serve due to personal reasons. On August 28th 2017 Kathryn wrote an assignment of the nomination duties to my office.

I submitted a final draft of the nomination to OHP. On September 13th 2017, OHP advised us the Coxhead House was "clearly eligible" for inclusion in the National Registry of Historic Places. This eligibility gives the Coxhead House official historic status in the City & County of San Francisco pursuant to San Francisco Administrative Code §31.08(e)3. Sadly, Mrs. Shaffer passed away on October 2nd 2017.

My credentials include attending Vassar College as an undergraduate and in March 1970 I received the professional Bachelor of Architecture degree from the University of California, Berkeley. Subsequently, I studied at Harvard University's Graduate School of Design, Cambridge. I am licensed as an architect in California and Hawaii and I am a Member of the American Institute of Architects. I am a native of San Francisco and I have more than 40 years of local experience in design, construction, and historic preservation. As a public service, I have provided the nomination services to the California Park Services Office of Historic Preservation, and reports to the City & County of San Francisco's Planning Department and the Board of Supervisors, without compensation.

Yours truly,

Carol L. Karp

100 Tres Mesas Orinda, CA 94563 (925) 254-6676 fax: (925) 253-0101 e-Mail: carol@karp.ca