



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: JULY 20, 2011

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CA 94103-2479

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*Filing Date:* May 26, 2011  
*Case No.:* **2011.0122A**  
*Project Address:* **3367 21<sup>ST</sup> STREET**  
*Historic Landmark:* Liberty-Hill Historic District  
*Zoning:* Residential House, Three-Family Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 3617/069  
*Applicant:* Virginia and Kitty Smith-Russack (Property Owners)  
3367 21<sup>st</sup> Street  
San Francisco, CA 94110  
*Staff Contact* Richard Sucre - (415) 575-9108  
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*Reviewed By* Timothy Frye – (415) 575-6822  
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### PROPERTY DESCRIPTION

**3367 21<sup>st</sup> STREET** is located on the south side of 21<sup>st</sup> Street between Guerrero and Valencia Streets (Assessor's Block 3617, Lot 069). Constructed in 1880, this property is a two-story-over-basement, single-family, Stick-style residence located on a lot measuring 25-ft by 90-ft. The wood-frame building is clad in shiplap wood siding and has a two-story rectangular bay window and a prominent entry porch. The building is capped by front-facing gable roof with a decorative cornice. Currently, the building has a second-story rear addition and a rear deck, which rises from the ground floor level up to the second floor. The subject property is designated as a contributing resource to the Liberty-Hill Historic District and is located within the RH-3 (Residential House, Three-Family) District with a 40-X Height and Bulk limit.

### PROJECT DESCRIPTION

The proposed scope of work consists of exterior alterations to the rear façade, insertion of a small window on the east façade, and construction of an infill addition below an existing second-story addition. The proposed work also includes construction of a new deck on the rear façade at the ground, first and second floor levels. On the east façade, a small clad wood window (measuring 1'-6" by 2'-6") would be constructed adjacent to an existing wood-sash slider window. The new rear addition would be two-stories tall, would feature a shed roof, and would feature new aluminum-clad, wood windows on the ground and first floor levels. On the west façade of the two-story addition, a new glazed wood door would be added at the ground-floor level and a new sliding glass door would be added on the first floor level adjacent to an existing wood window. At the ground floor level, a new sliding glass door and a new aluminum-clad wood window would be constructed. Please see photographs and plans for details.

## OTHER ACTIONS REQUIRED

Proposed work requires a Variance and a Building Permit.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.
- d) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

### Article 10 – Appendix F – Liberty-Hill Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Historic District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic District.

### THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed project would maintain the building's historic use as a single-family residence.*

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposed project would not impact the historic character of the subject property. The project does not involve the removal of historic materials or alterations of features and spaces that characterize the subject property. The proposed project maintains the Stick architectural style of the subject property and does not impact any portion of the building visible from the public right-of-way.*

**Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

*The proposed project would not include the addition of conjectural features or architectural elements that create a false sense of development.*

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*The proposed project would not alter or impact changes to the subject property that have acquired historic significance in their own right. The second-story rear addition appears to be a later alteration to the subject property and is not historically significant. Furthermore, this addition does not contribute to the surrounding historic district.*

**Standard 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

*The proposed project is limited to the rear façade and would not alter or impact distinctive features, finishes, or construction and craftsmanship that characterize the subject property.*

**Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The proposed project would not impact distinctive features of the subject property. Generally, the proposed scope of work does not include the repair or replacement of any historic feature.*

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*The proposed project would not involve chemical or physical treatments, such as sandblasting, that would cause damage to historic materials.*

**Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*In general, the proposed project does not include significant excavation work.*

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The new infill below the existing second-story addition would be designed in a manner to sufficiently differentiate new materials from the historic, and would be of a design, scale, and materials that is compatible with the subject building. This infill would be consistent with the character of the rear façade and would be clad in wood siding. This new addition maintains the integrity of the subject property and the surrounding historic district.*

**Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Should any of the proposed work be removed and replaced in the future, the essential form and integrity of the building and historic district would be unimpaired.*

## PUBLIC/NEIGHBORHOOD INPUT

On July 7, 2011, Department staff notified the Block Book Notification (BBN) Requestor of the hearing date and the proposed project.

## ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

## STAFF ANALYSIS

Based on the requirements of Article 10, Appendix F - Liberty-Hill Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

**Infill Addition:** The proposed project includes an infill below an existing second-story addition, which is located on the rear (south) facade. This addition appears to be a latter alteration to the subject property and is considered a non-historic element that is compatible with the property's historic character and the surrounding historic district. Staff finds that the proposed infill addition would not detract from the historic character of the district, would not cause any significant removal or alteration of historic

material, spaces or features which characterize the property, would be sufficiently distinguished from the surrounding historic buildings, and would be compatible with the character of the historic district in terms of scale, construction, detailing, and materials. Furthermore, staff finds that the Stick architectural style and residential character of the subject property would be retained by the proposed project. The essential form and integrity of the historic district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.

**Rear Façade Alterations:** The proposed project includes alterations to the rear (south) façade, including the insertion of a new doorway on the ground floor level and the replacement of windows. The insertion of new doorways will not impact any significant character-defining feature of the subject property. The proposed scope of work is limited to the rear façade, and is not visible from the public right-of-way. Furthermore, the proposed window replacement is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, since the new windows are of a similar size, proportion and character to the historic windows. Further, these new windows are sufficiently differentiated from the historic windows in their construction. The rear façade alterations do not impact the historic character of the subject property or the surrounding historic district.

**East Façade Alterations:** The proposed project includes the insertion of a small clad wood window on the side (east) façade between the basement (ground floor) entry and a wood-sash slider window. The insertion of this window would require the removal of a small portion of the wood siding and would be minimally visible from the street. The proposed window replacement is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, since the new window is of a similar size, proportion, and character as the historic windows. Further, this new window is sufficiently differentiated from the historic window in its construction. Consequently, the side façade alterations do not impact the historic character of the subject property or the surrounding historic district.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work is compatible with the subject building and the surrounding historic district.

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One categorical exemption because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

## ATTACHMENTS

Draft Motion  
Photographs  
Architectural Drawings

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 16, 2011

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

Reception:  
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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 069 IN ASSESSOR'S BLOCK 3617, WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT, 40-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL HISTORIC DISTRICT.**

### PREAMBLE

WHEREAS, on May 26, 2011, Virginia and Kitty Smith-Russack (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to alter the exterior of the rear façade, to add a new window on the east façade, and to construct an infill addition below an existing second-story addition, at the subject property located on Lot 069 in Assessor's Block 3617.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on July 20, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0122A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants with conditions the Certificate of Appropriateness, in conformance with the architectural plans dated July 5, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0122A based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated June 14, 2001.

- That proposed rear (south) façade alterations, including insertion of new doors and window replacement, will not affect character-defining features of the subject building, and are compatible with the character-defining features of the Liberty-Hill Historic District.
  - That the insertion of a small window on the side (east) façade will not impact the historic character of the subject property and is compatible with the character-defining features of the Liberty-Hill Historic District.
  - That the new infill addition on the rear (south) facade is compatible with the character-defining features of the subject building and historic district in height, massing, scale and materials.
  - That the essential form and integrity of the subject building and historic district would be unimpaired if the proposed alterations were removed and replaced at a future date.
  - That the proposal is in conformance with the requirements of Article 10.
  - The proposed project meets all of the relevant Secretary of the Interior's Standards for Rehabilitation.
3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:



I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

POLICY 2.5

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

POLICY 2.7

*Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.*

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of 3367 21<sup>st</sup> Valencia Street, a contributing resource to the Liberty-Hill Historic District, for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project and will not impact existing neighborhood-serving retail uses.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The project will not impact or reduce the affordable housing supply, since no affordable housing is present on the project site.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the existing single-family residential use.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed will not have any impact on industrial and service sector jobs.*

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

*All construction will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed project will not impact the access to sunlight or vistas for the parks and open space.*

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 069 in Assessor's Block 3617 for proposed work in conformance with the architectural plans dated July 5, 2011, labeled Exhibit A on file in the docket for Case No. 2011.0122A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on July 20, 2011.

Linda D. Avery  
Commission Secretary

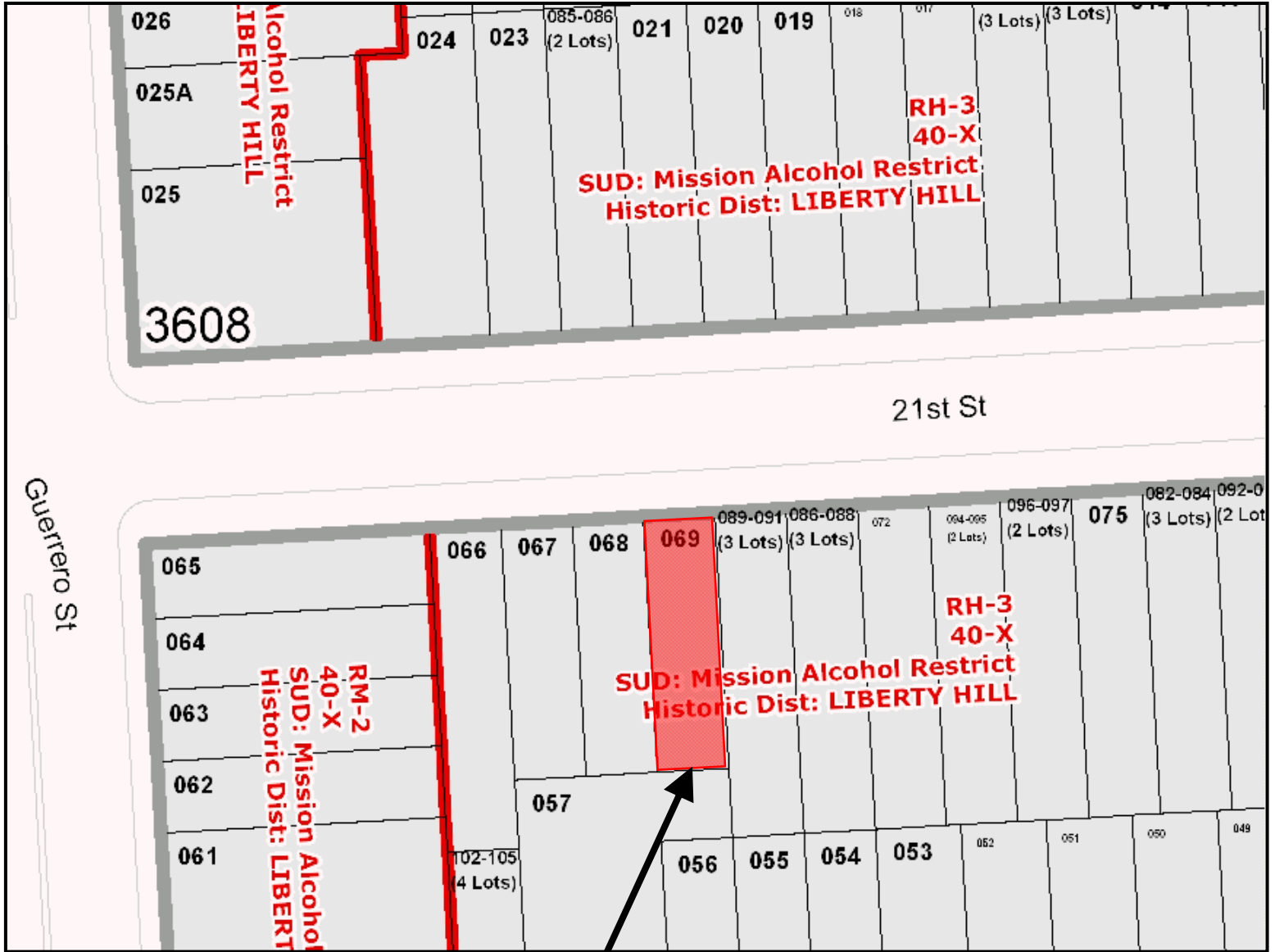
AYES:

NAYS:

ABSENT:

ADOPTED: July 20, 2011

# Parcel Map

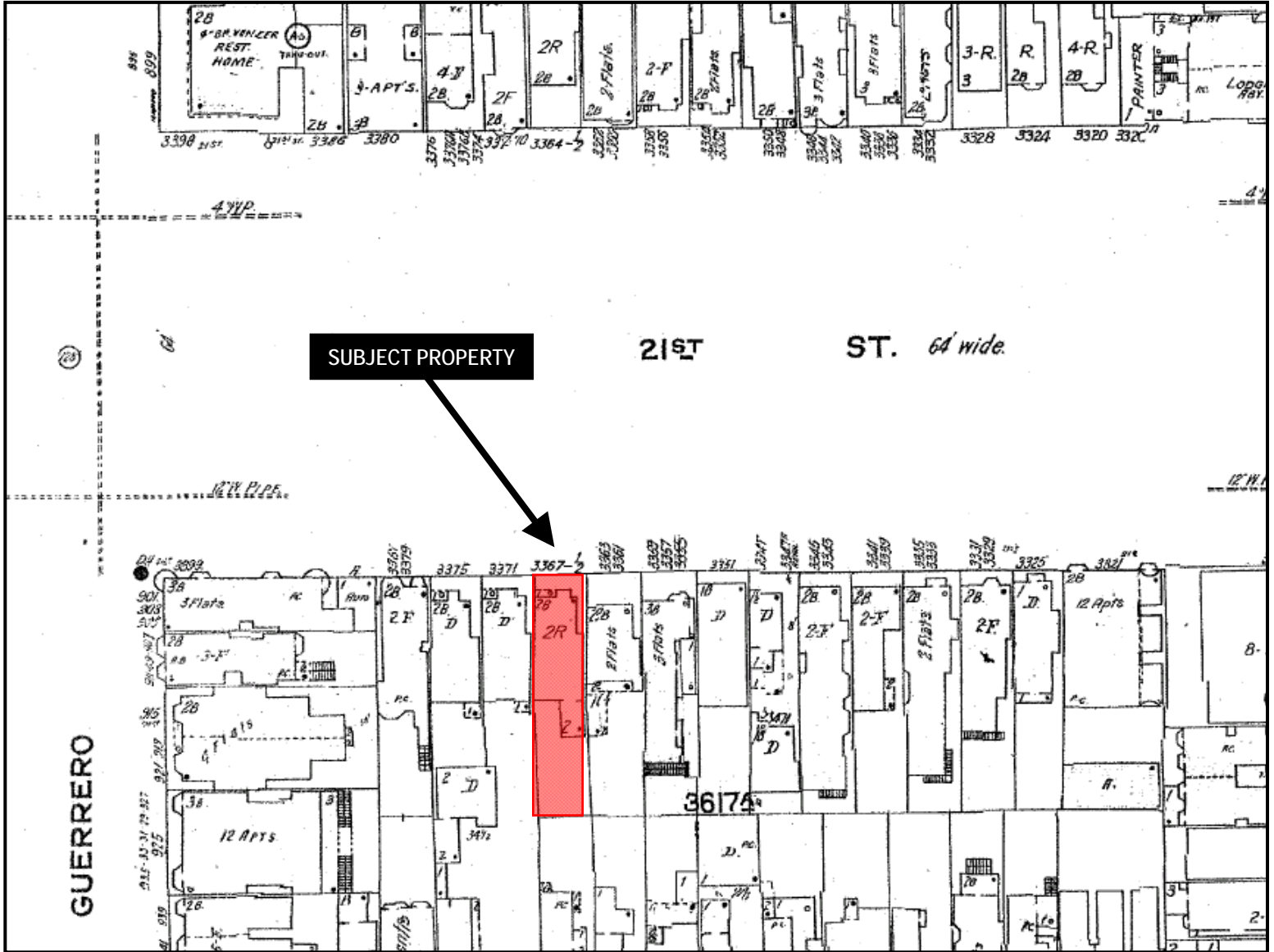


**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0122A  
3367 21<sup>st</sup> Street

# Sanborn Map\*

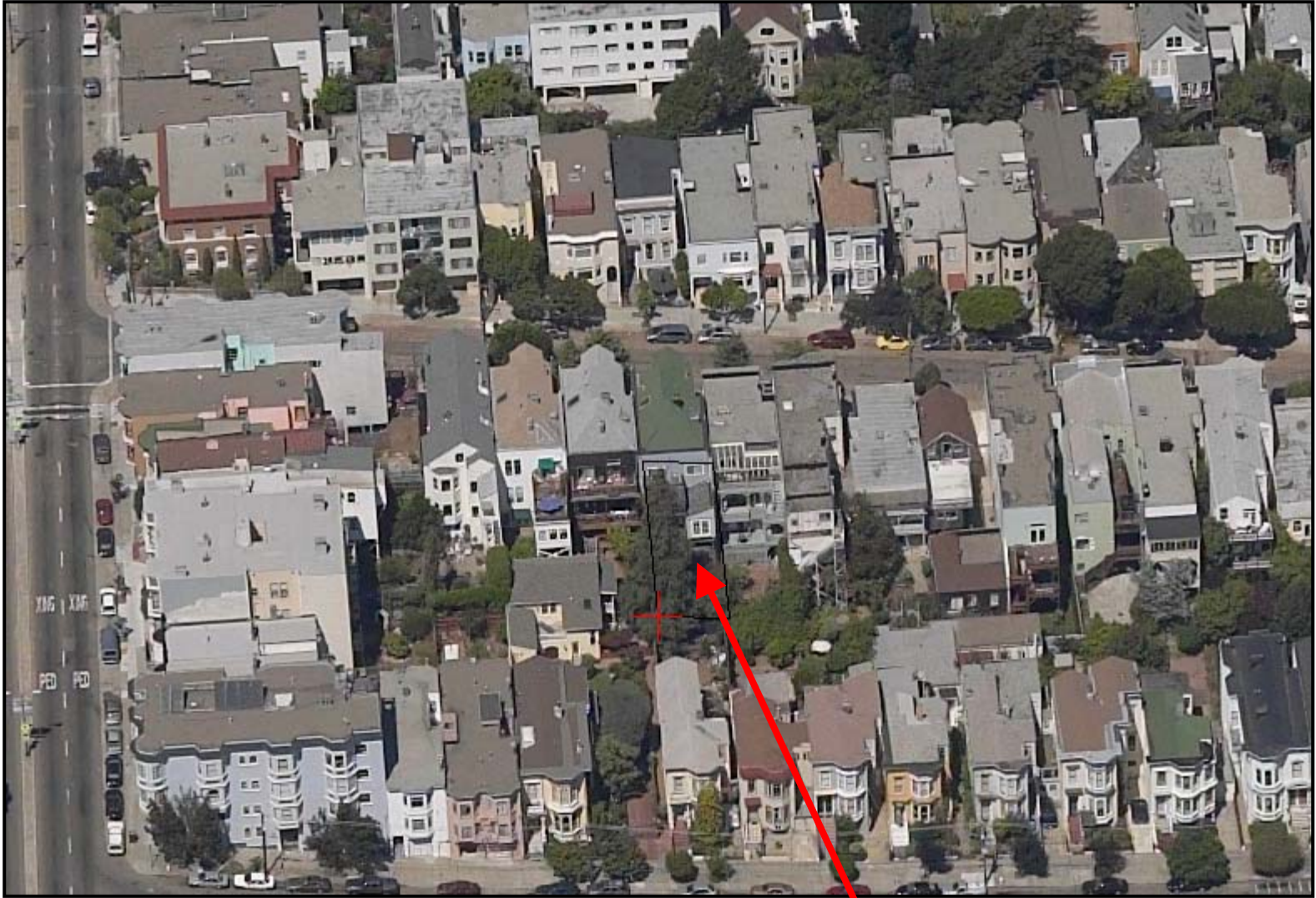


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing  
Case Number 2011.0122A  
3367 21<sup>st</sup> Street

# Aerial Photo

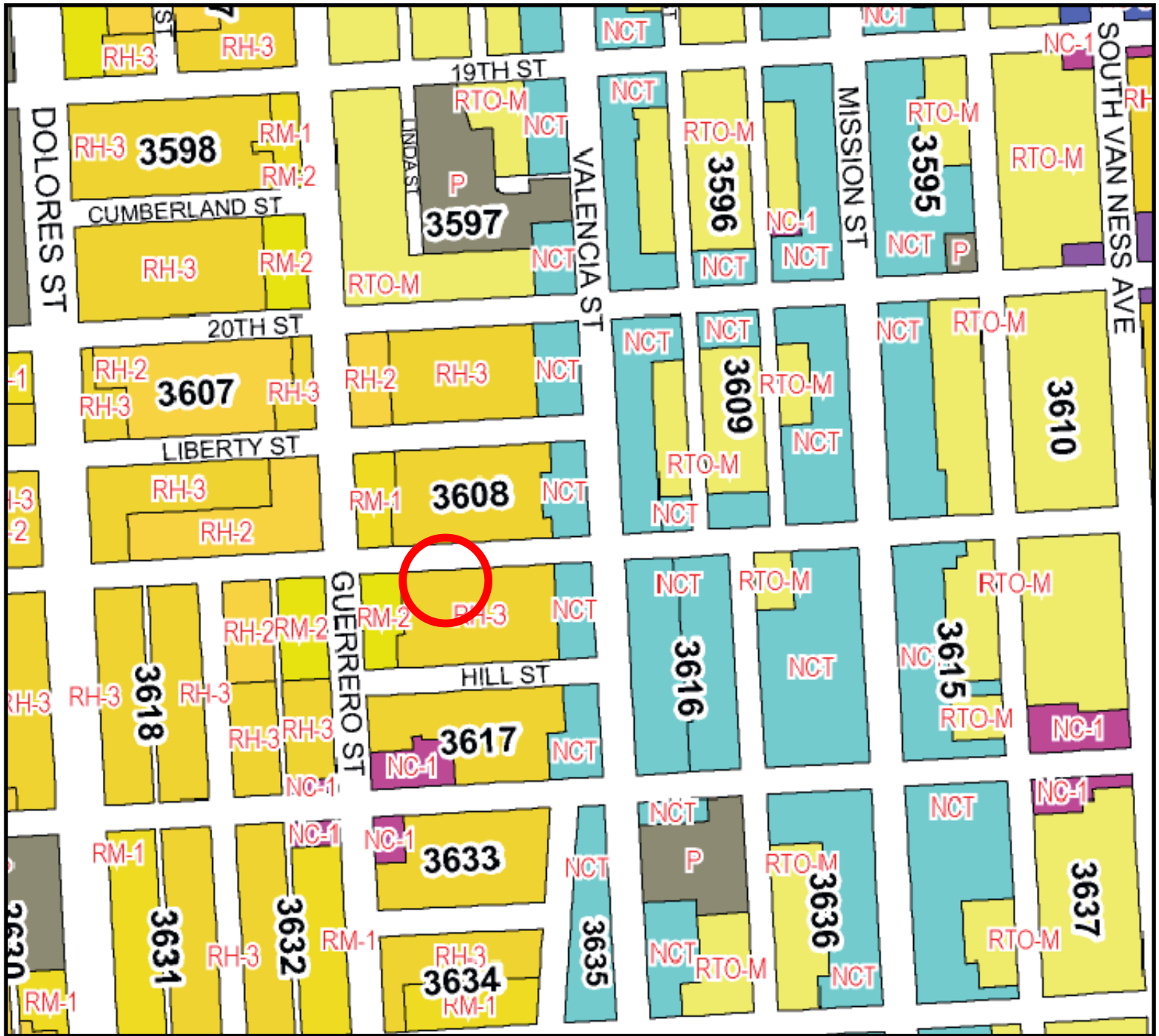


SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case Number 2011.0122A  
3367 21<sup>st</sup> Street

# Zoning Map

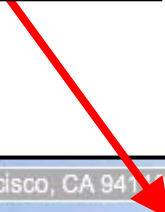


Certificate of Appropriateness Hearing  
Case Number 2011.0122A  
3367 21<sup>st</sup> Street



# Site Photo

SUBJECT PROPERTY



3367 21<sup>st</sup> Street & Adjacent Properties

Certificate of Appropriateness Hearing  
Case Number 2011.0122A  
3367 21<sup>st</sup> Street

# Site Photo



Subject Property, Site of Window Insertion on Side (East) Facade

Certificate of Appropriateness Hearing  
Case Number 2011.0122A  
3367 21<sup>st</sup> Street

# Site Photo



Subject Property, Rear (South) Facade

Certificate of Appropriateness Hearing  
Case Number 2011.0122A  
3367 21<sup>st</sup> Street

# Site Photo



Subject Property, Rear (South) Facade

Certificate of Appropriateness Hearing  
Case Number 2011.0122A  
3367 21<sup>st</sup> Street

CONTACT INFORMATION:

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KITTY & VIRGINIA SMITH-RUSSACK  
HOME OWNER  
3367 21ST STREET  
SAN FRANCISCO, CA 94110

MICHEAL HOMM  
HOMM-PISANO ENGINEERING  
415.713.8087

ARCHITECTURAL GENERAL NOTES:

1. CODE COMPLIANCE:
  - A. ALL WORK SHALL COMPLY WITH THE CALIFORNIA UNIFORM BUILDING CODE CURRENT EDITIONS, INCLUDING ALL LOCAL CODES AND COMPLIANCES
  - B. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE CURRENT EDITIONS, AS AMENDED BY THE LOCAL MUNICIPALITY
2. DIMENSIONING:
  - A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES. IF CONSTRUCTION IS STARTED PRIOR TO NOTIFICATION, THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) PROCEED AT THEIR OWN RISK.
  - B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE/MASONRY WALLS. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
  - C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL, FIXTURES, AND APPLIANCES PRIOR TO COMMENCEMENT OF WORK. NOTIFY THE DESIGNER OF ANY DIMENSIONAL DISCREPANCIES RELATED TO REQUIRED TOLLERANCES.
3. DOCUMENT REVIEW/VERIFICATION:
  - A. CONSULT WITH DESIGNER REGARDING ANY SUSPECTED ERRORS, OMMISIONS OR CHANGES ON PLANS PRIOR TO COMMENCEMENT OF WORK
4. ROUGH OPENING/BACKINGS:
  - A. VERIFY SIZE AND LOCATION. PROVIDE ALL NECESSARY OPENINGS THOUGH FLOORS AND WALLS. PROVIDE FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING TO ENSURE A COMPLETE AND PROPER INSTALLATION OF SURFACE MOUNTED ITEMS.
5. FURRING:
  - A. PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL, STRUCTURAL, AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT NOT SHOWN ON PLANS SHALL BE APPROVED BY DESIGNER PRIOR TO CONSTRUCTION.
6. GRADING:
  - A. VERIFY ALL GRADING AND THE RELATIONSHIP TO BUILDING PRIOR TO COMMENSMENT OF WORK.
7. FLOOR LINES:
  - A. FLOOR LINE NOTED ON PLANS REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
8. REPETATIVE FEATURES:
  - A. OFTEN SHOWN ONLY ON TIME. SHALL BE COMPLETELY PROVIDED FOR AS IF DRAWN IN FULL.
9. WOOD MEMBERS:
  - A. WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO EARTH/WEATHER SHALL BE PRESSURE TREATED, TYPICAL.
10. FRAMING:
  - A. ALL INTERIOR FRAMING PARTITIONS SHALL BE 2"x 4" @ 16" o.c.
  - B. ALL EXTERIOR FRAMING SHALL BE 2"x 4" WITH SIZE AND SPACING PER STRUCTURAL DRAWINGS UNLESS OTHERWISE NOTED.
11. VENTILLATION:
  - A. VENT ALL BATHROOM AND KITCHEN FANS TO THE OUTSIDE ATMOSPHERE. BATHROOM AND KITCHEN FANS SHALL BE CAPABLE OF FIVE AIR EXCHANGES PER HOUR, AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE OF THE BUILDING ENVELOPE VIA SMOOTH, RIGID, NON-CORROSIVE 24 GAUGE METAL DUCTWORK.
  - B. FLEX DUCTWORK NOT PERMITTED.
12. SECURITY NOTES PER USB:
  - A. IF NEW WATER HEATER IS REQUIRED AND IS OVER 4 FEET IN HEIGHT, IT SHALL BE EQUIPPED WITH EARTHQUAKE ANCHORING AND STRAPPING AND SHALL BE ELEVATED 18 INCHES ABOVE THE GARAGE
13. OTHER DOCUMENTATION:
  - A. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS, NOTES, SCHEDULES AND OTHER INFORMATION PERTAINING TO THE PROJECT.

SCOPE OF WORK:

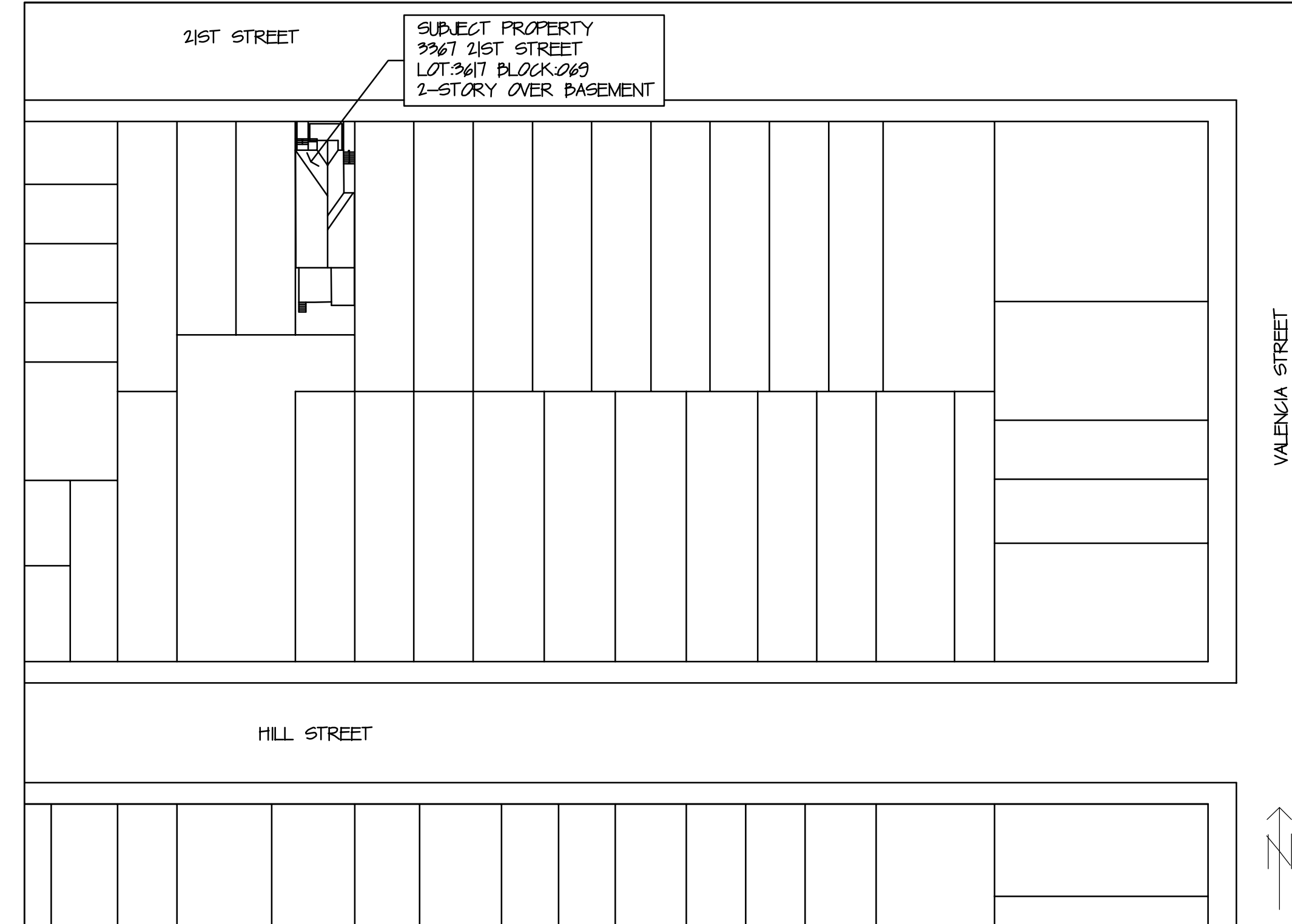
THE PROJECT IS LOCATED AT THE REAR OF THE PROPERTY AT 3367 21ST STREET. THE WORK WILL CONSIST OF IN-FILLING THE AREA BELOW THE FIRST FLOOR ENCLOSED DINING ROOM TO CREATE A NEW BEDROOM ON THE BASEMENT LEVEL. THE REAR DECKS ON THE FIRST AND SECOND FLOORS WILL BE REBUILT & REDUCED IN WIDTH AND THE DEPTH, TOWARD THE REAR PROPERTY LINE, WILL BE INCREASED BY APPROX. 2'-8". THE BASEMENT LEVEL DECKS WILL BE REMOVED AND REPLACED WITH A LOWER PATIO. ALSO INCLUDED IS THE ADDITION OF ONE WINDOW IN THE LOWER SERVICE ENTRANCE IN THE FRONT/SIDE ALLEY. ADDITIONALLY, IN-KIND REPAIR WORK WILL OCCUR AT THE STAIRS LEADING DOWN TO THE LOWER SERVICE ENTRANCE.

PROJECT INFORMATION:

BLOCK: 3617  
LOT: 069  
ZONING: RH-3  
CONSTRUCTION TYPE: V

SHEET INDEX:

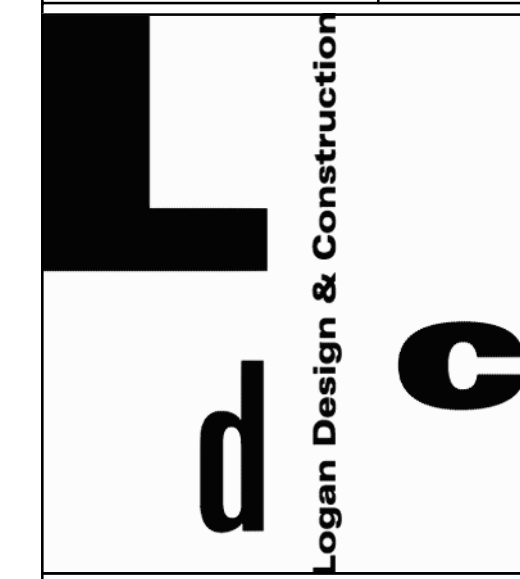
A0	GENERAL NOTES, CONTACT INFORMATION, SCOPE OF WORK, LOCATION MAP AND SHEET INDEX
A01	SITE PLAN
A1	EXISTING BASEMENT FLOOR PLAN, PROPOSED BASEMENT FLOOR PLAN
A2	EXISTING FIRST FLOOR PLAN, PROPOSED FIRST FLOOR PLAN
A3	EXISTING SECOND FLOOR PLAN, PROPOSED SECOND FLOOR PLAN
A4	EXISTING ROOF PLAN, PROPOSED ROOF PLAN
A5	PROPOSED ELECTRICAL PLAN
A6	PROPOSED REAR (SOUTH) ELEVATION WITH ADJACENT PROPERTIES
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<del>S41</del>	<del>STRUCTURAL DETAILS</del>
<del>S42</del>	<del>STRUCTURAL DETAILS</del>



SITE MAP:

N.T.S

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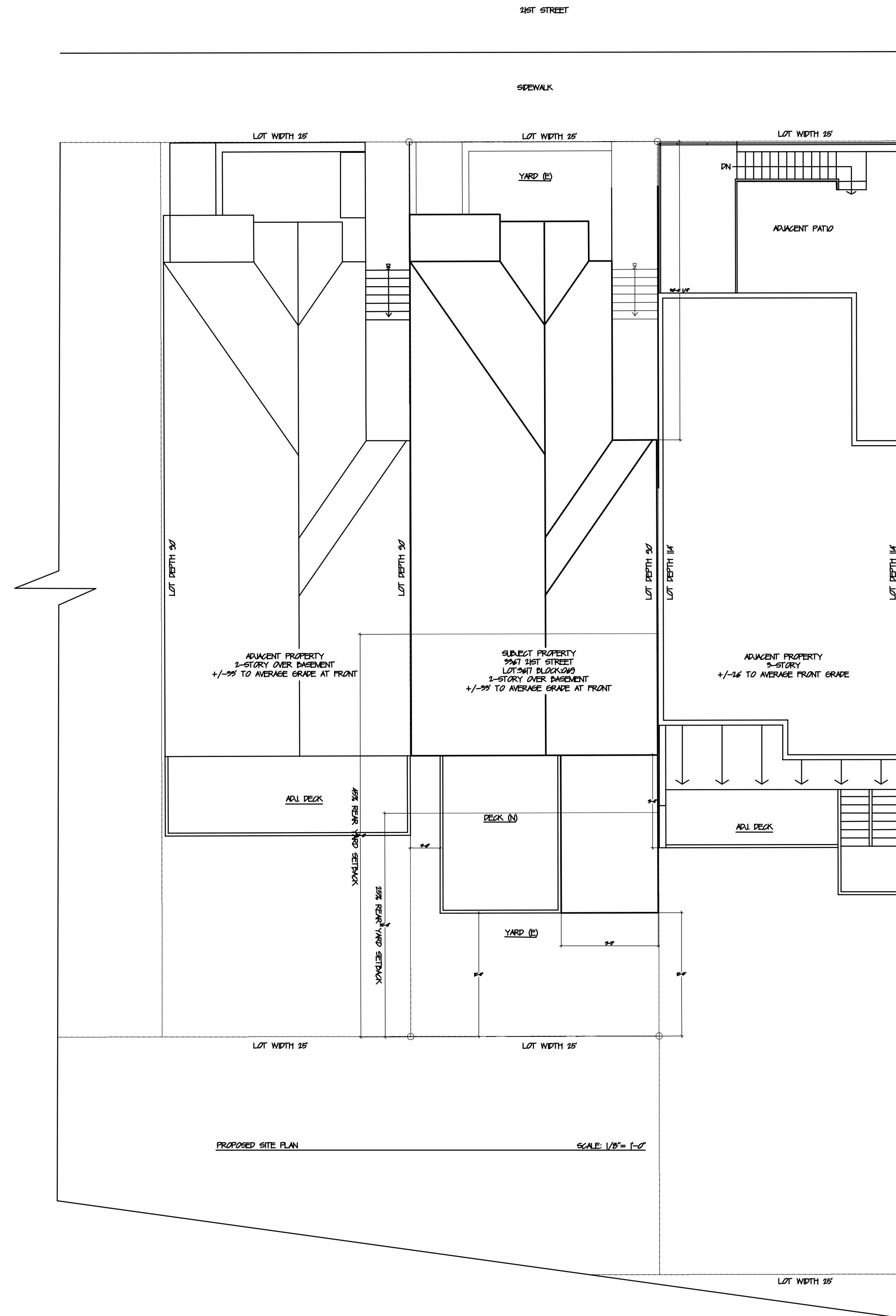
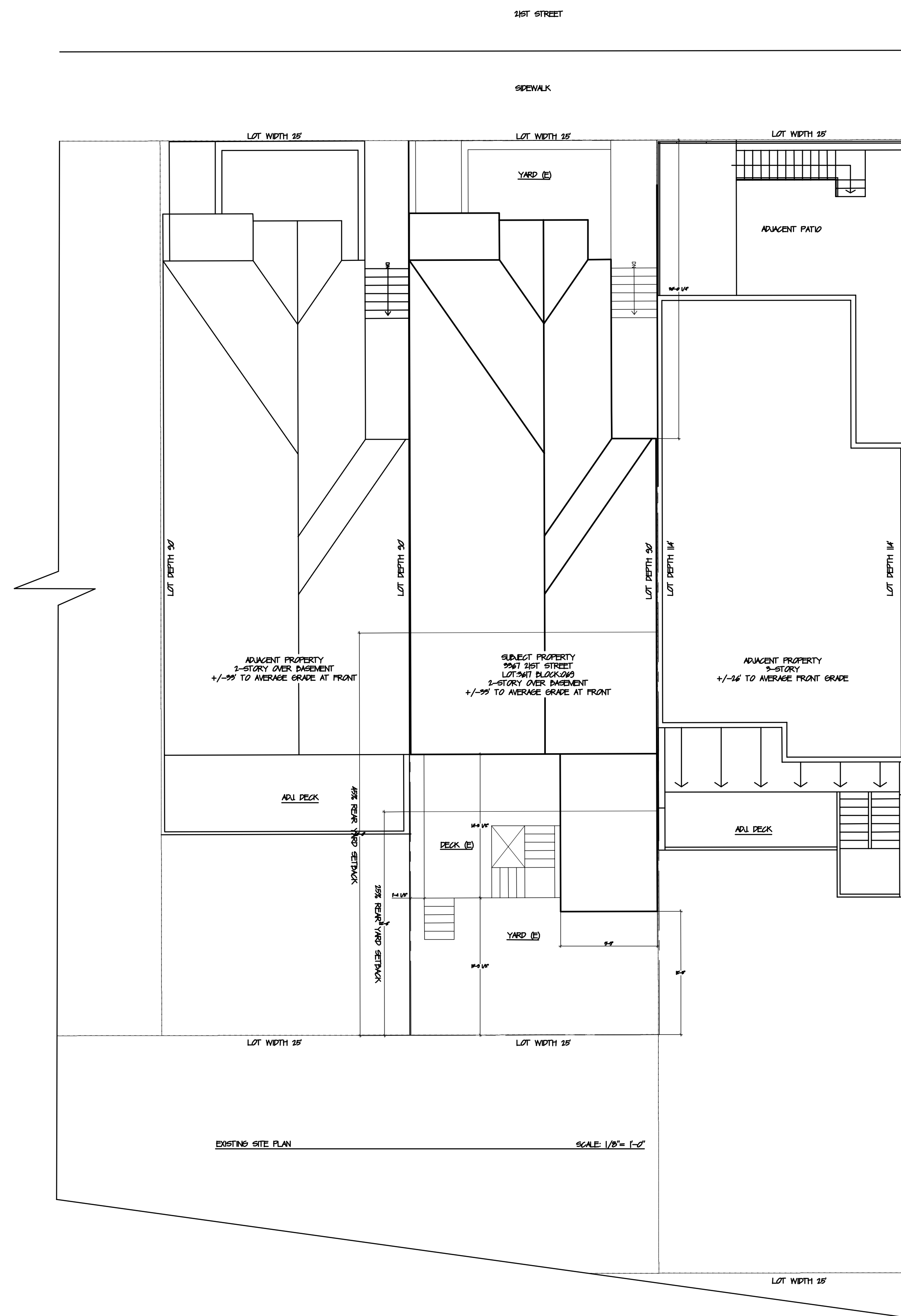


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415.341.4100

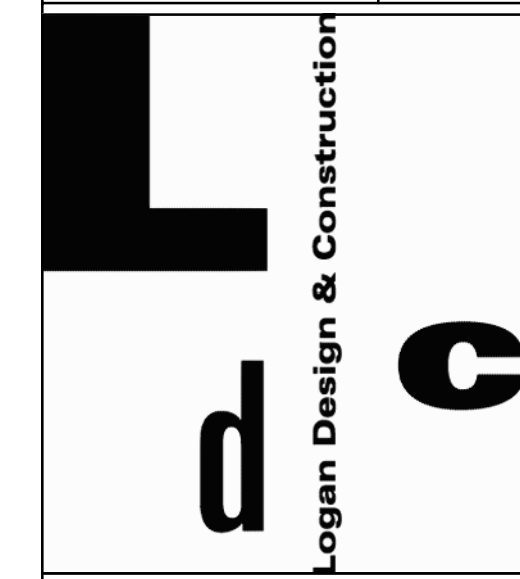
SMITH-RUSSACK RESIDENCE  
3367 21ST STREET  
SAN FRANCISCO, CA 94110

CONTACT INFO  
GENERAL NOTES  
LOCATION MAP

DATE:	7/5/2011
SCALE:	N.T.S
DRAWN BY:	TL
JOB:	21ST
SHEET:	A.0 1 of 15



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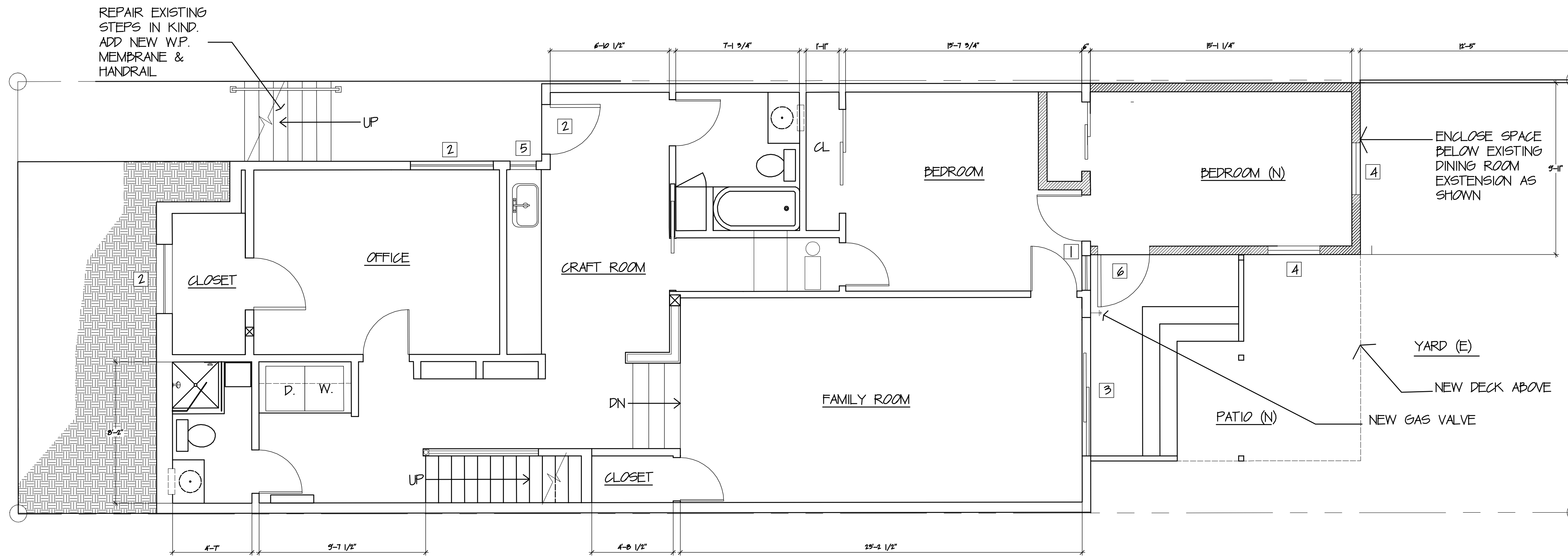


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SMITH-RUSSACK RESIDENCE  
 3547 21ST STREET  
 SAN FRANCISCO, CA 94110

SITE PLANS

DATE: 7/5/2011  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: TL  
 JOB: 21ST  
 SHEET: A.O.1  
 2 of 15

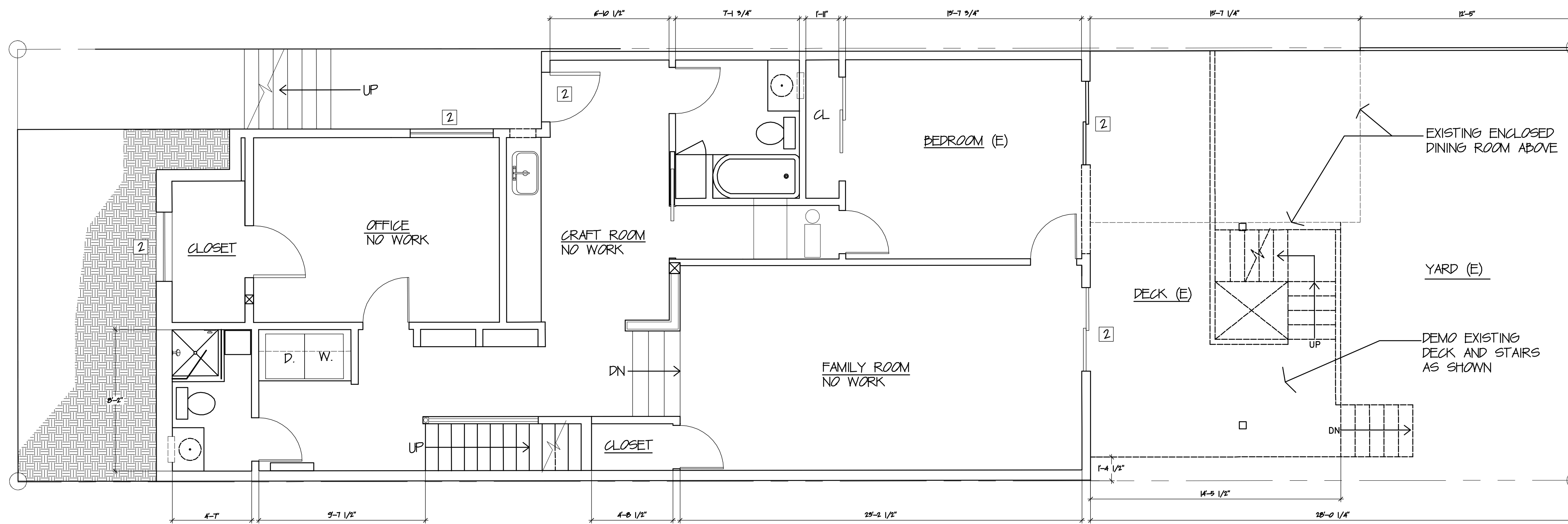


PROPOSED BASEMENT FLOOR PLAN

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

WALL LEGEND	
	WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW WALL

PROVIDE ARTIFICIAL LIGHT AND VENTILATION PER CBC 2007 SEC. 1203.5, 1205.3 AS REQUIRED FOR HABITABLE SPACE.

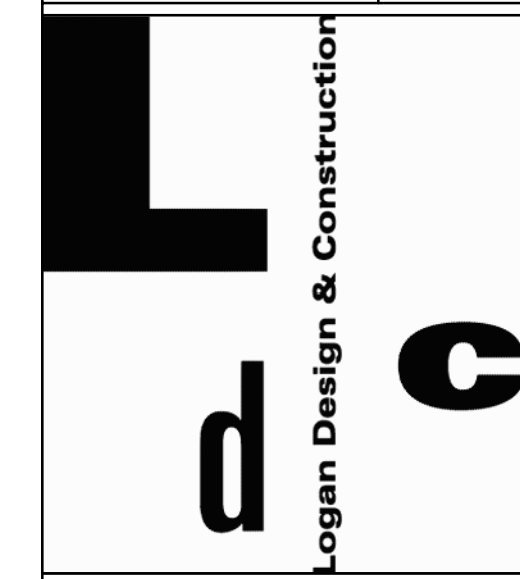


EXISTING BASEMENT FLOOR PLAN

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

WINDOW & DOOR SCHEDULE							
REF.	QTY	TYPE	SIZE	NOTES	MATERIAL	HARDWARE	MANUFACTURER
1	1	DPL. HUNG	2'-0" x 5'-0"	EGRESS	WOOD CLAD	WHITE	MARVIN
2	10	EXISTING	VARIES		WOOD	WHITE	UNKNOWN
3	2	GLS. SLDRG	8'-0" x 6'-8"		WOOD CLAD	WHITE	MARVIN
4	4	DPL. HUNG	3' x 4'		WOOD CLAD	WHITE	MARVIN
5	1	DPL. HUNG	1'-6" x 2'-6"		WOOD CLAD	WHITE	MARVIN
6	1	OUTSWING	3'-0" x 6'-8"		WOOD	WHITE	CUSTOM PRE-HUNG

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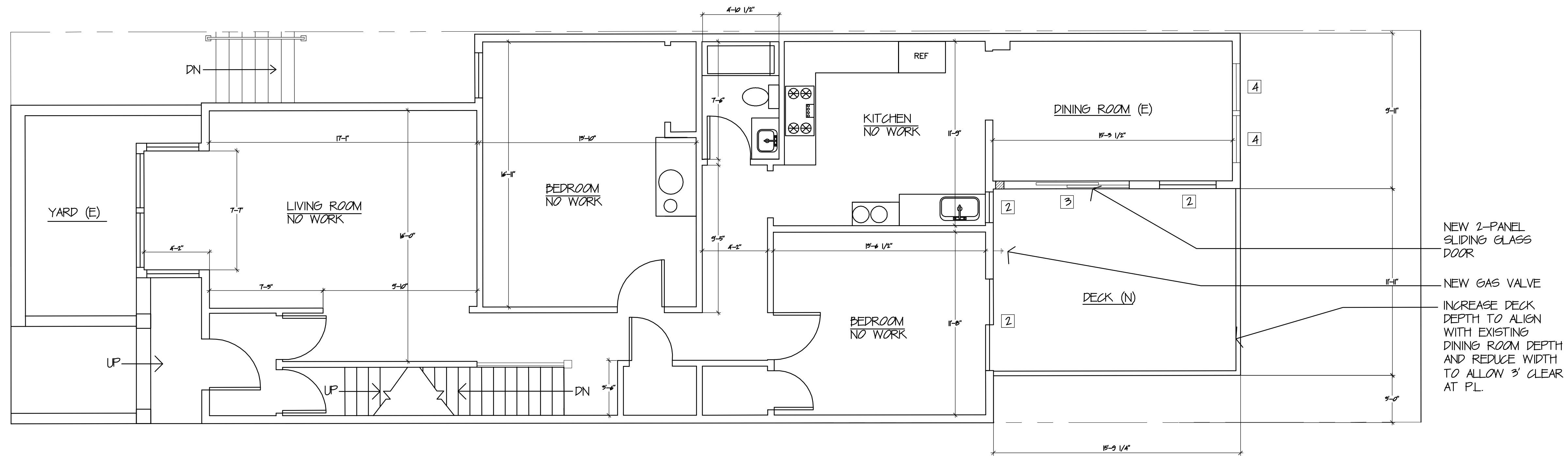


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 3967 21ST STREET  
 SAN FRANCISCO, CA 94110

EXISTING BASEMENT FLOOR PLAN  
 PROPOSED BASEMENT FLOOR PLAN  
 WINDOW & DOOR SCHEDULE

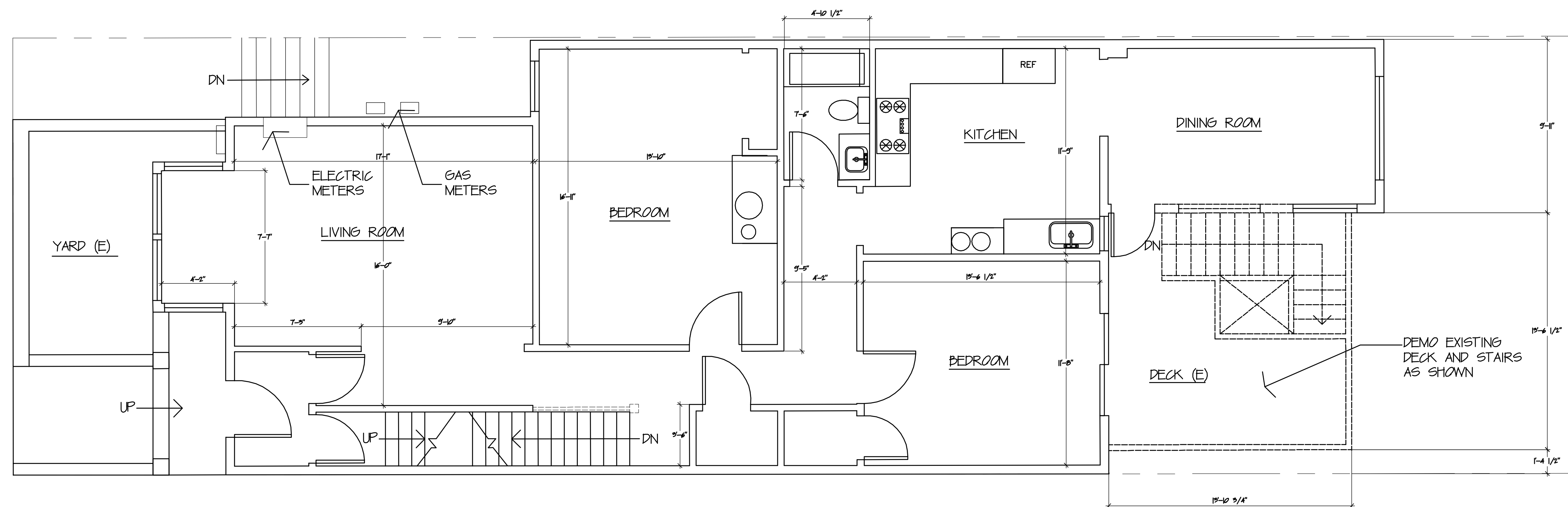
DATE: 7/5/2011  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: TL  
 JOB: 21ST  
 SHEET: A1  
 3 OF 15



PROPOSED FIRST FLOOR PLAN

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

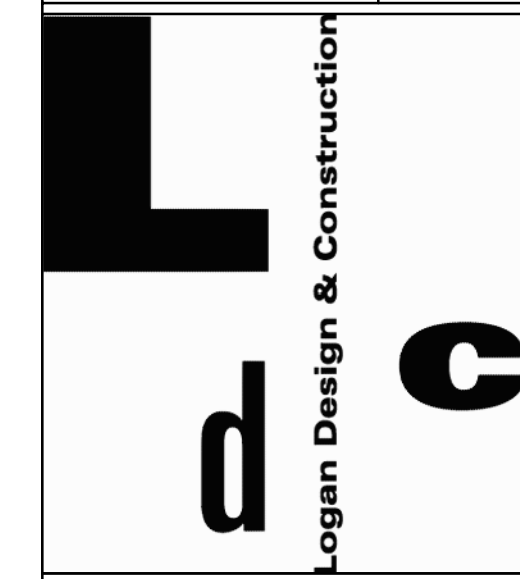
WALL LEGEND	
	WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW WALL



EXISTING FIRST FLOOR PLAN

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

REVISION	BY



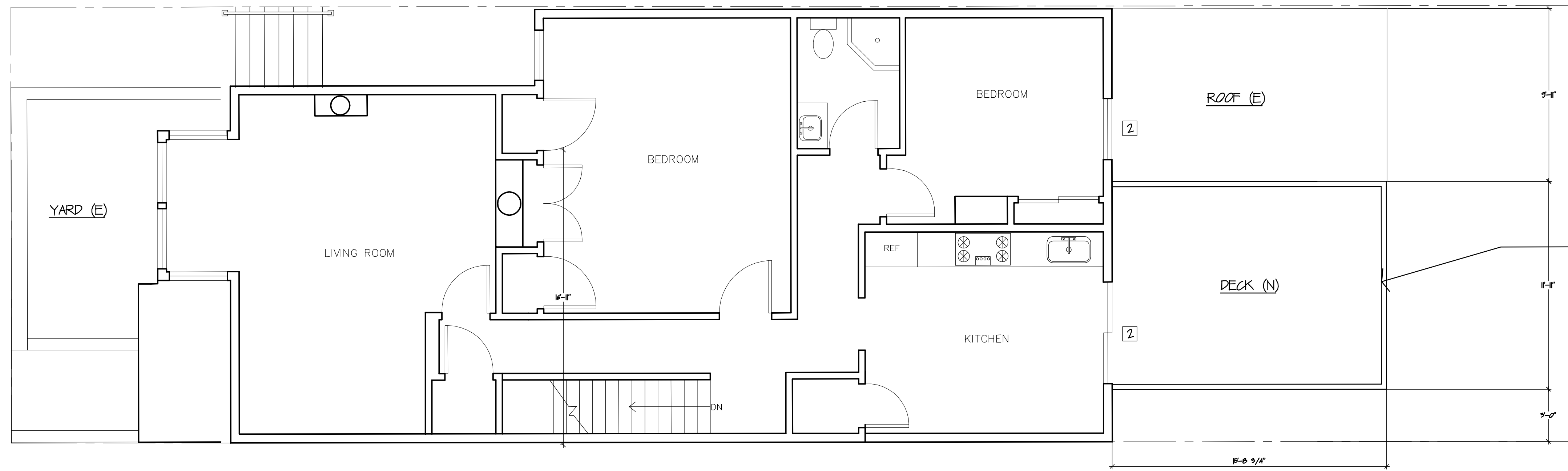
LOGAN DESIGN & CONSTRUCTION  
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 3267 21ST STREET  
 SAN FRANCISCO, CA 94110

EXISTING & PROPOSED  
 FIRST FLOOR PLANS

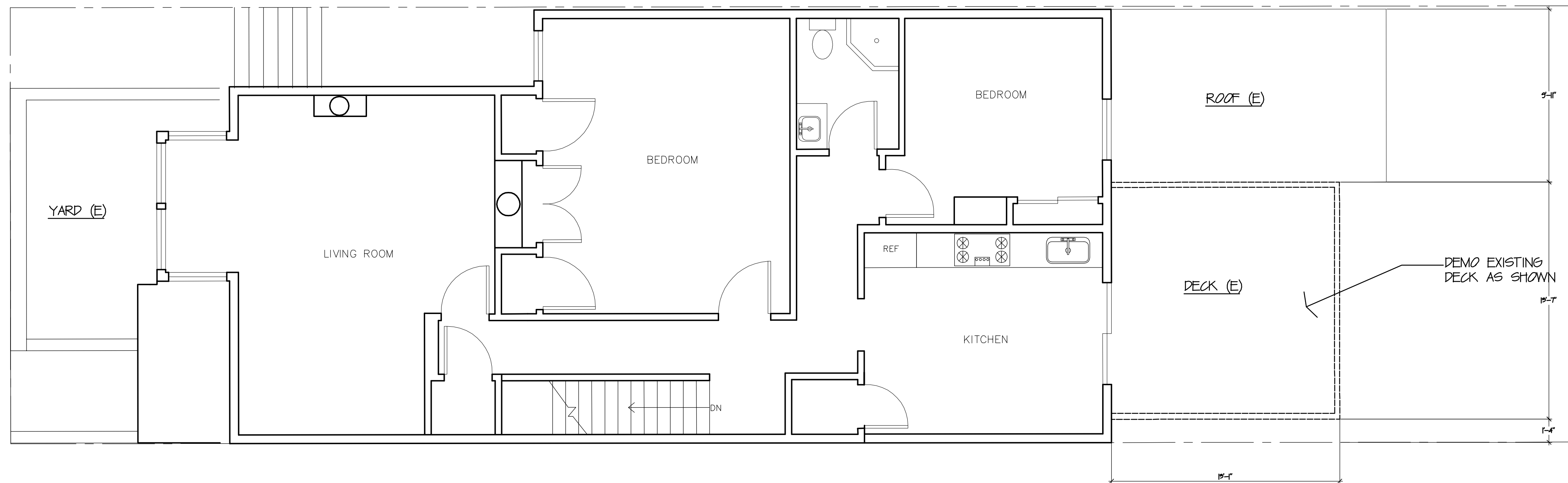
DATE:	7/5/2011
SCALE:	1/4" = 1'-0"
DRAWN BY:	TL
JOB:	21ST
SHEET:	A2
	4 of 15





PROPOSED SECOND FLOOR PLAN AND DECK

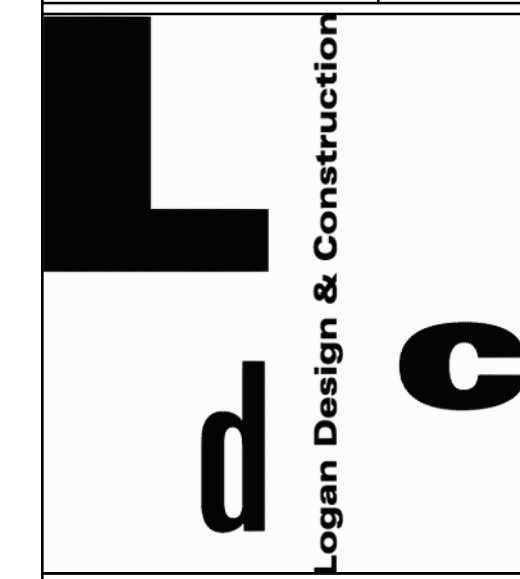
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN AND DECK

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

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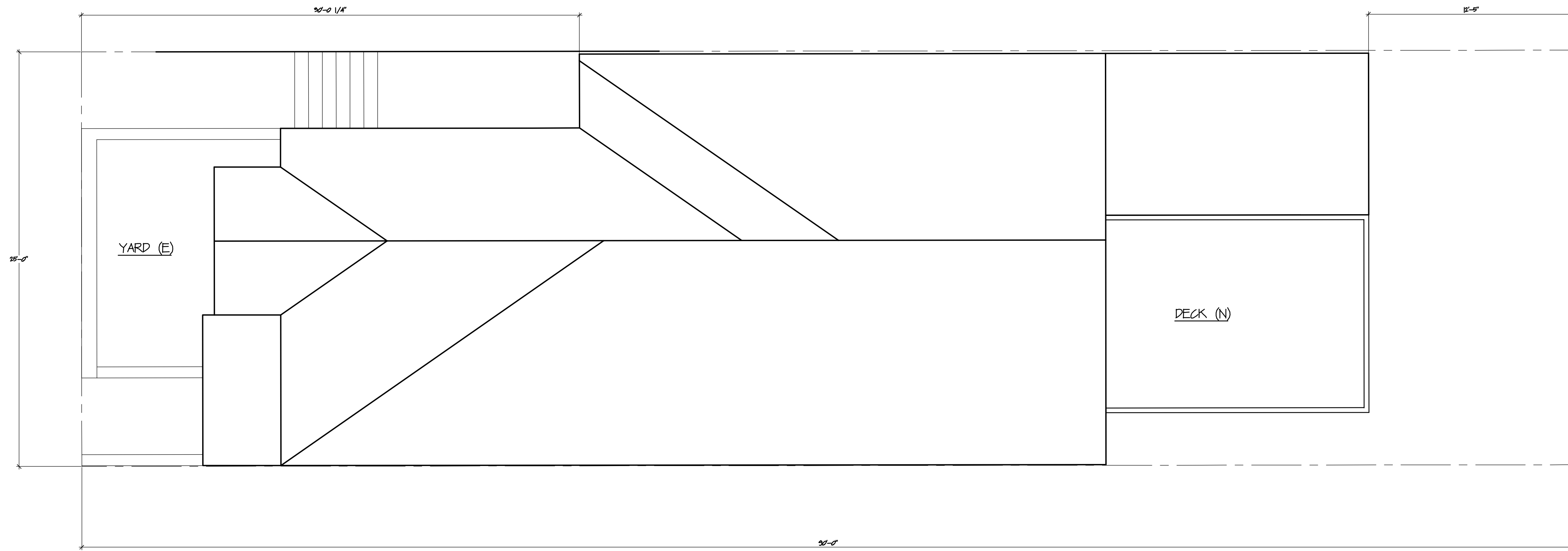


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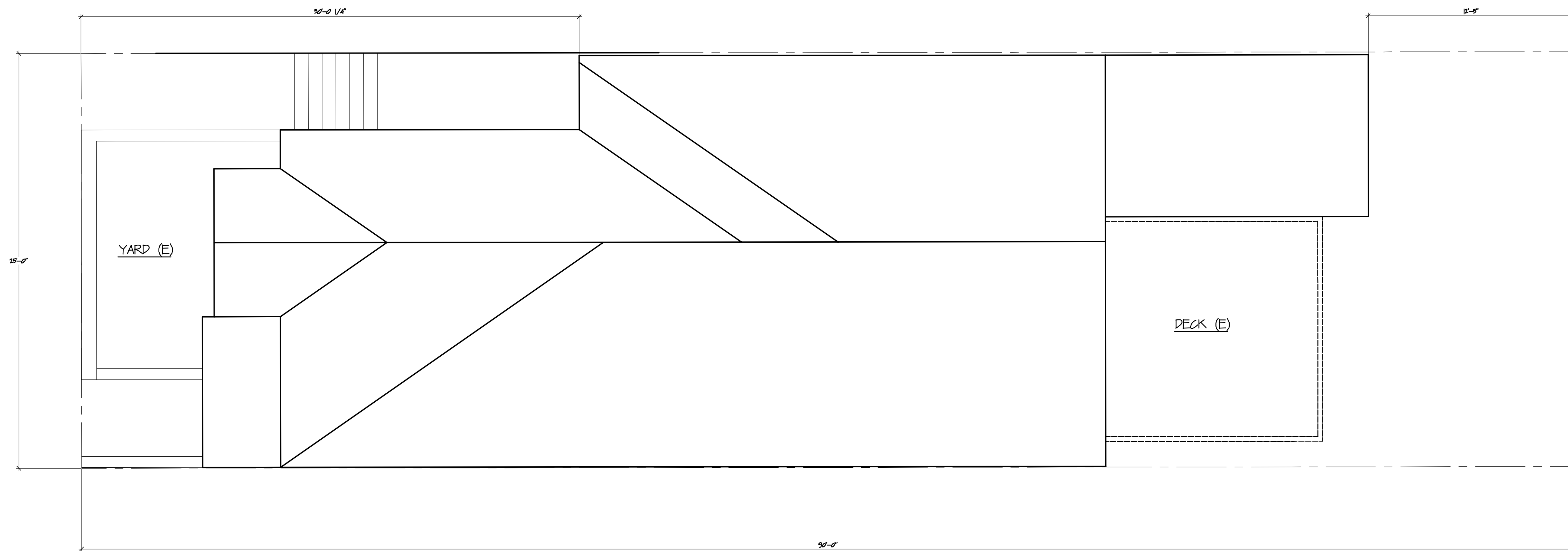
EXISTING & PROPOSED SECOND  
 FLOOR PLANS

DATE:	7/5/2011
SCALE:	1/4" = 1'-0"
DRAWN BY:	TL
JOB:	21ST
SHEET:	A3 5 of 15



PROPOSED ROOF PLAN

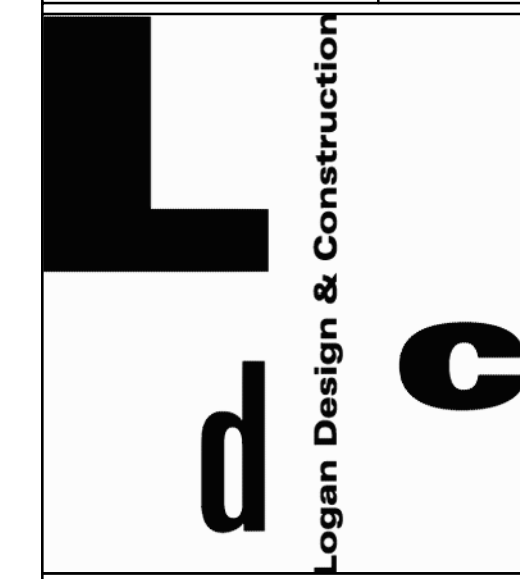
SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN

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

REVISION	BY



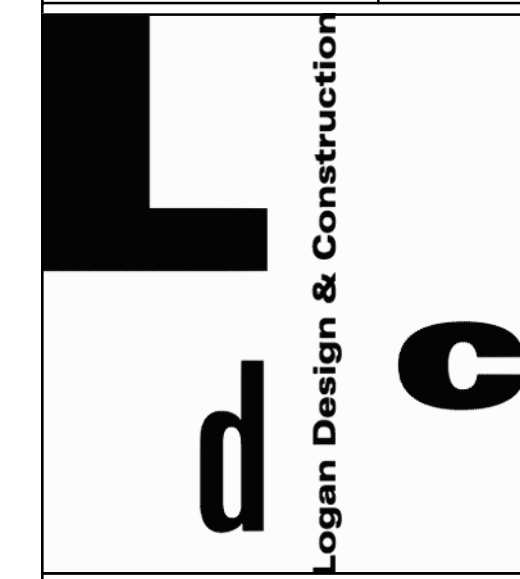
LOGAN DESIGN & CONSTRUCTION  
 CA LICENSE 791299  
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 SAN FRANCISCO, CA 94110  
 415.341.1020

SMITH-RUSSACK RESIDENCE  
 2267 21ST STREET  
 SAN FRANCISCO, CA 94110

EXISTING & PROPOSED ROOF  
 PLANS

DATE:	7/5/2011
SCALE:	1/4" = 1'-0"
DRAWN BY:	TL
JOB:	21ST
SHEET:	A4
	6 of 15

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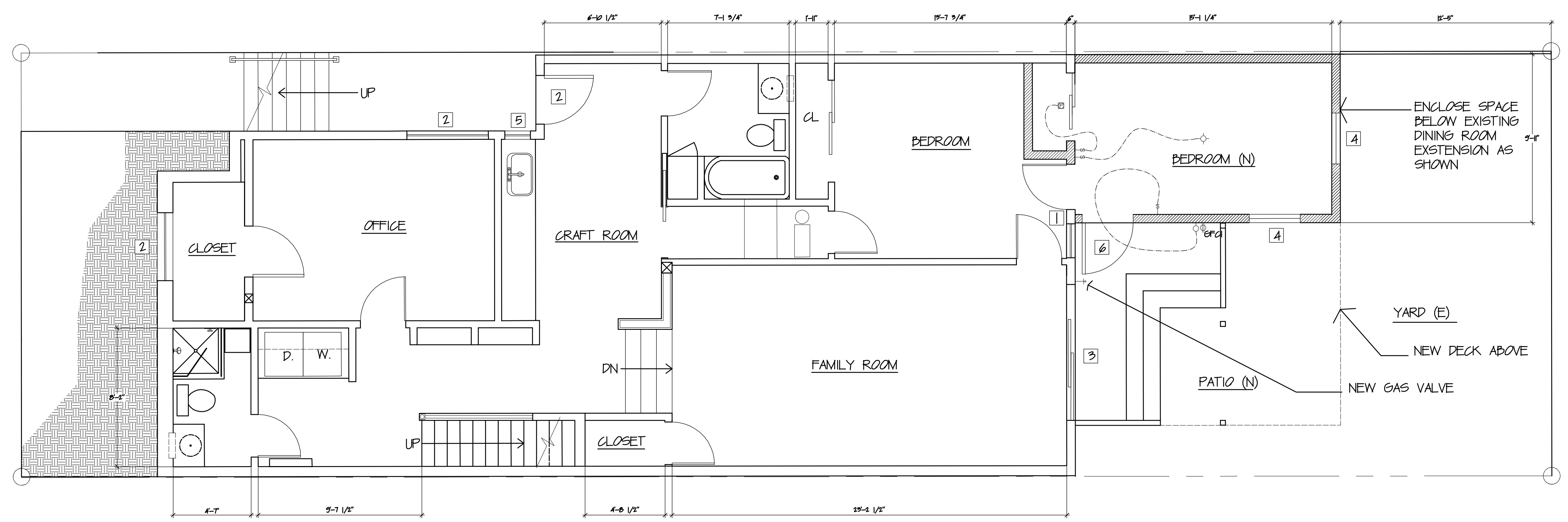
PROPOSED ELECTRICAL PLAN

DATE:	7/5/2011
SCALE:	1/4" = 1'-0"
DRAWN BY:	TL
JOB:	21ST
SHEET:	A.5 7 of 15

ELECTRICAL SYMBOLS					
⋯	FLAURESCENT UPPER CABINET LIGHT	⊕	WALL SCONSE	⊙	SPEAKERS
—	FLAURESCENT UNDER CABINET LIGHT	⊕	DUPLEX OUTLET	↑	GAS LINE
□	4" RECESSED CAN	⊕	4-PLEX OUTLET	▽	PHONE/DSL
■	4" RECESSED CAN (FLORESCENT)	⊕	220 VOLT OUTLET	⊕	3-WAY SWITCH
⊕	GFCI OUTLET	⊕	SWITCH	⊕	MOTION OCCUPANCY SW.
◇	PENDANT LIGHT, OWNER PROVIDED	⊕	FLAURESCENT LIGHT/FAN		

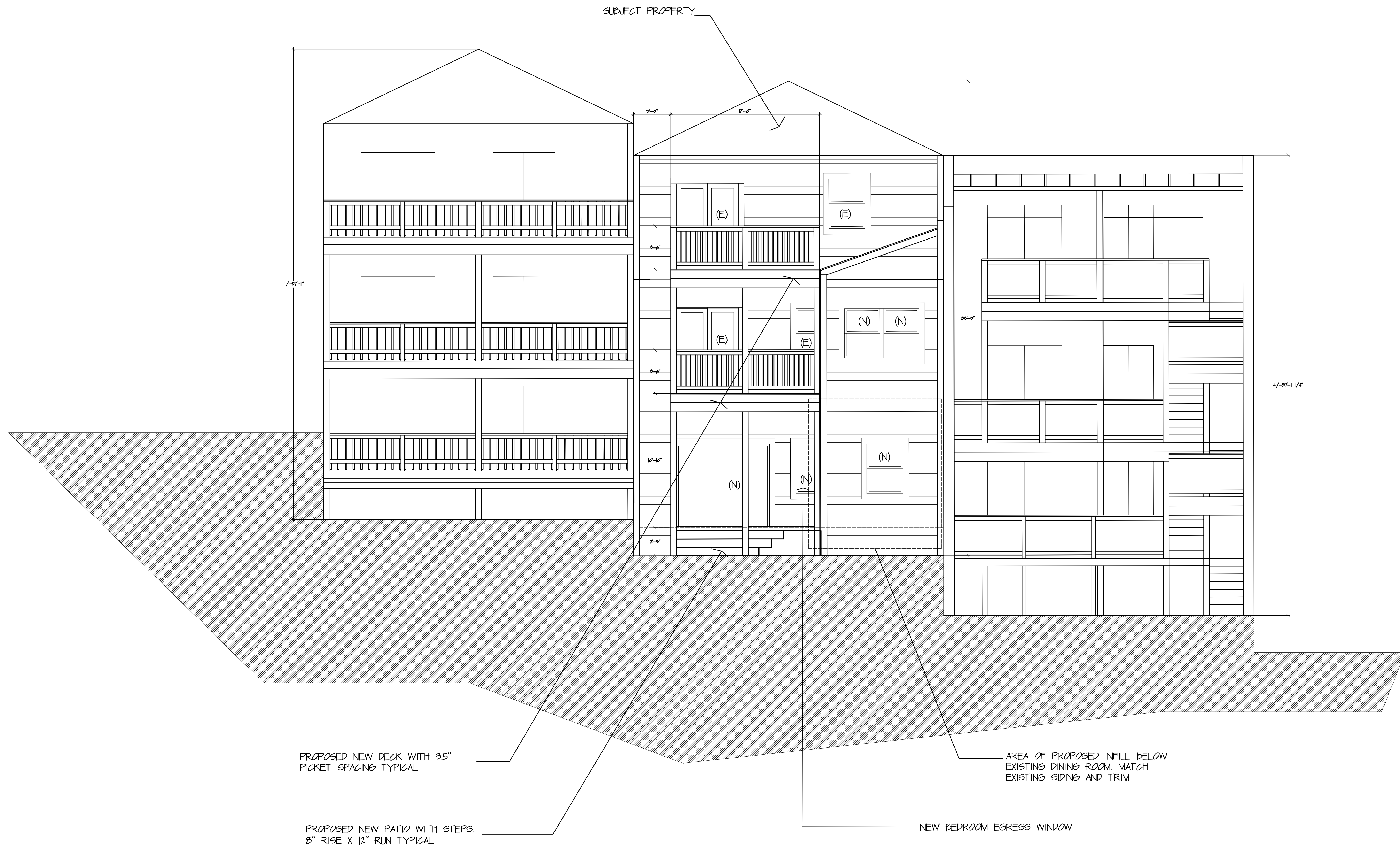
NOTE: LIGHTING WATTAGE IN NEW BATHROOMS AND KITCHENS TO BE 100% FLAURESCENT LIGHTING OR ON MOTION OCCUPANCY SWITCH. OUTLETS TO BE PLACED PER NATIONAL ELECTRIC CODE AS AMENDED BY THE LOCAL MUNICIPALITY. ONLY SPECIALTY OUTLETS ARE SHOWN FOR CLARITY.

VENTILATION NOTE: VENT BATHROOM AND LAUNDRY FANS TO THE OUTSIDE. ATMOSPHERE FANS SHALL BE CAPABLE OF FIVE AIR EXCHANGES PER HOUR.



PROPOSED GROUND FLOOR ELECTRICAL/LIGHTING PLAN  
 SCALE: 1/4" = 1'-0"

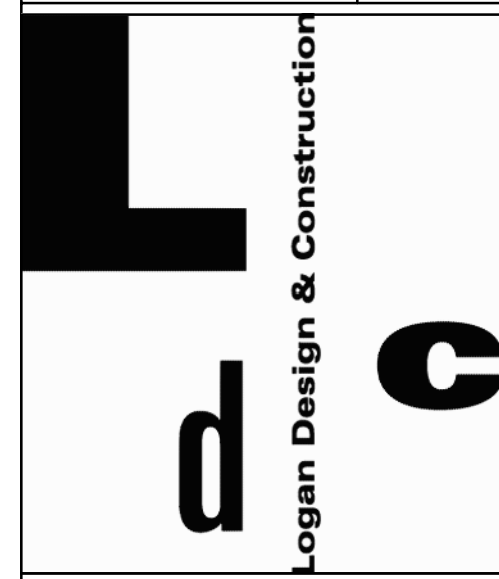
PROVIDE ARTIFICIAL LIGHT AND VENTILATION PER CBC 2007 SEC. 1203.5, 1203.3 AS REQUIRED FOR HABITABLE SPACE.



PROPOSED REAR ELEVATION

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

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 SAN FRANCISCO, CA 94110

PROPOSED REAR ELEVATION  
 WITH ADJACENT PROPERTIES

DATE:	7/5/2011
SCALE:	1/4" = 1'-0"
DRAWN BY:	TL
JOB:	21ST
SHEET:	A.6 8 of 15



PROFILE OF ADJACENT HOUSE TO THE WEST (BEHIND VIEW PLANE)

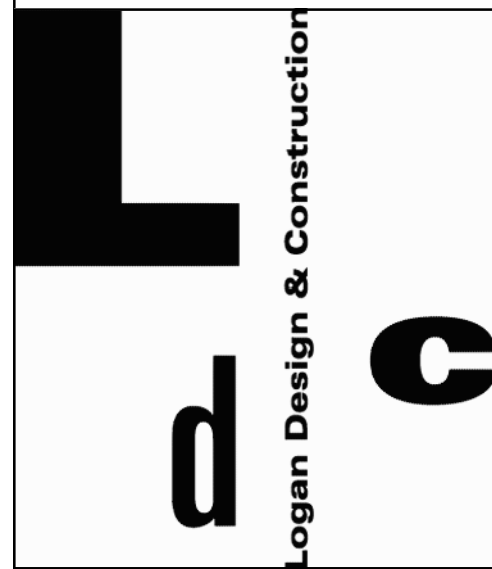
PROPOSED NEW DECK WITH 3.5" PICKET SPACING TYPICAL

AREA OF PROPOSED INFILL BELOW EXISTING DINING ROOM. MATCH EXISTING SIDING AND TRIM

PROPOSED WEST ELEVATION

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

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WEST SIDE ELEVATIONS

DATE: 7/5/2011

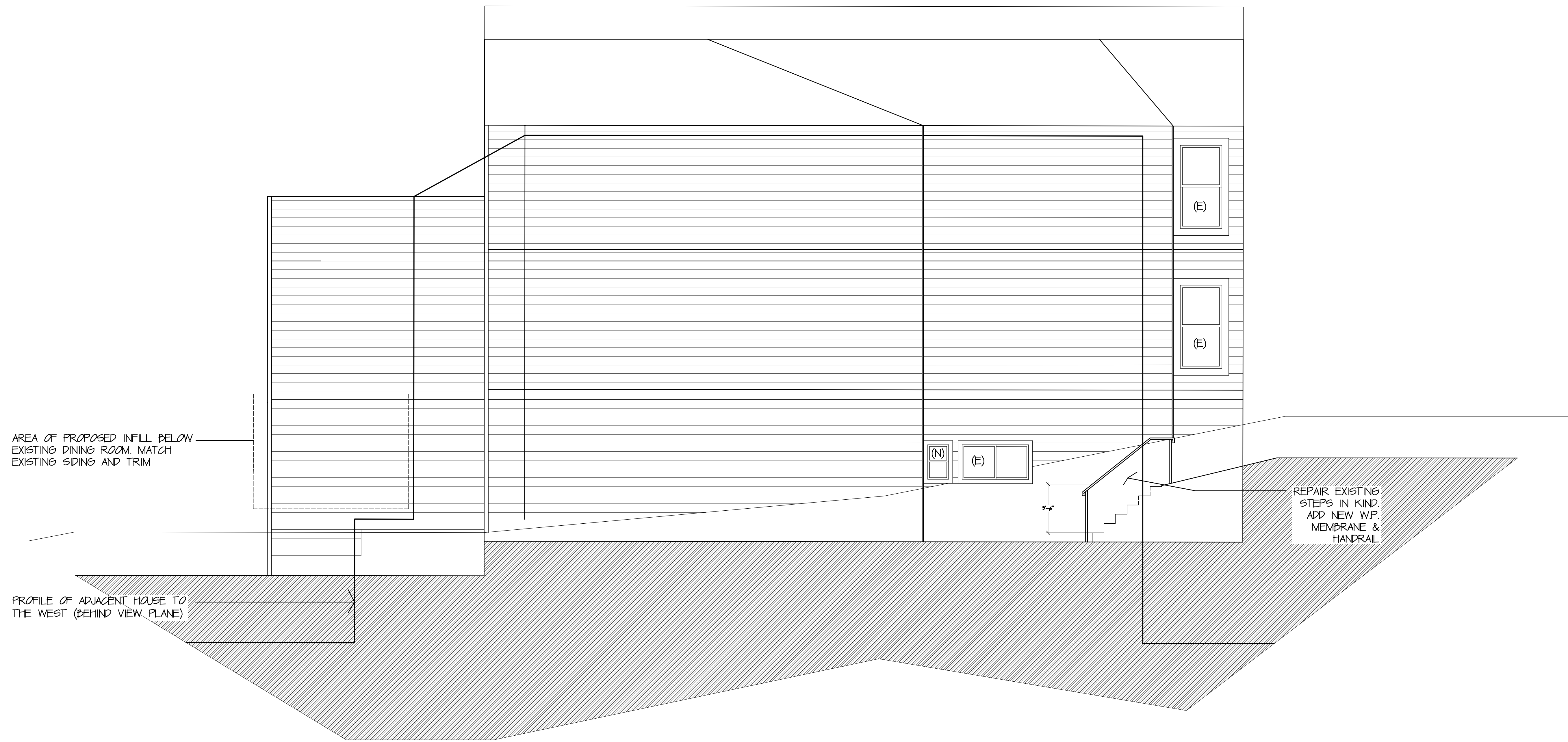
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DRAWN BY: TL

JOB: 21ST

SHEET: A.7

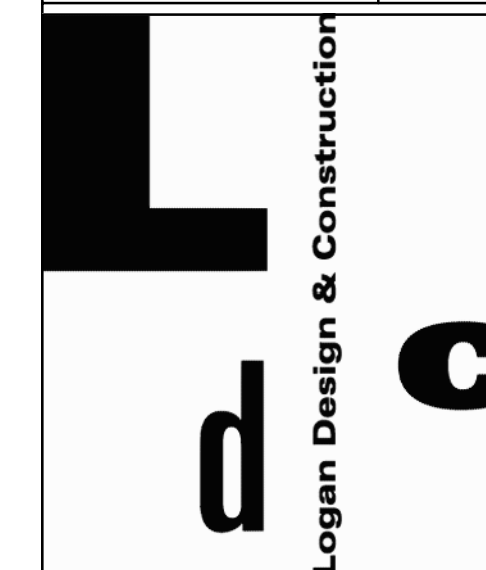
9 of 15



PROPOSED EAST ELEVATION

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

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 415.341.1100

SMITH-RUBGACK RESIDENCE  
 2267 21ST STREET  
 SAN FRANCISCO, CA 94110

EAST SIDE ELEVATION

DATE: 7/5/2011

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

DRAWN BY: TL

JOB: 21ST

SHEET: A.8  
 10 of 15