



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: JUNE 6, 2012

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*Filing Date:* August 24, 2011  
*Case No.:* **2011.0918A**  
*Project Address:* **20-22 DARRELL PLACE**  
*Historic Landmark:* Telegraph Hill Historic District  
*Zoning:* RH-3 (Residential, House, Three-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 0085/017  
*Applicant:* Lewis Butler  
Butler Armsden Architects  
2849 California Street  
San Francisco, CA 94115  
*Staff Contact:* Pilar LaValley - (415) 575-9084  
pilar.lavalley@sfgov.org  
*Reviewed By:* Tim Frye - (415) 575-6822  
tim.frye@sfgov.org

### PROPERTY DESCRIPTION

**20-22 DARRELL PLACE**, east side between Greenwich and Filbert Steps, Assessor's Block 0085, Lot 017. The subject building, constructed in 1877 with multiple additions made circa 1927 or later, is designated as a non-contributory resource to the Telegraph Hill Historic District, and is located within a RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk limit.

The subject building is a three-story, two-unit residential building clad in asbestos shingles and vertical T-111-type siding with a flat roof. There is no known architect associated with either the original construction or subsequent additions. Windows on front façade are varied in size, configuration, and materials with aluminum slider sash, casement sash, and fixed sash windows; a metal fire escape is also attached to this elevation. Due to site topography, there is a partially-occupied basement floor that opens to the rear yard. Fenestration on east (rear) elevation consists of single-light, fixed and casement sash as well as French and sliding doors. Multi-level decks and associated supports extend from the rear elevation.

### PROJECT DESCRIPTION

The proposed project involves exterior alterations, infill of a small lightwell, and interior renovations to the existing two-unit residential building. There will be no change in number of dwelling units. The proposed project is described in architectural plans prepared by Butler Armsden Architects, dated April 20, 2012. The scope of work subject to this Certificate of Appropriateness includes:

- Replacement of non-historic cladding (asbestos shingles and horizontal siding) with painted, horizontal wood siding;

- Replacement of all windows with new wood sash. At front façade, new windows will be multi-light casement sash. At rear elevation, new windows will be single-light fixed and casement sash. At rear, new single-light doors will also be installed;
- Install windows in four new and/or relocated openings on the front façade;
- Install four new openings on south (side) elevation with multi-light wood window sash;
- Install three new openings at basement level of rear elevation with single-light, sliding, wood doors;
- Install skylights at roof;
- Remove existing rear decks and construct new wood decks that are reduced in size and have new wood handrails;
- Infill small lightwell (2' by 3') at south (side) elevation.

## OTHER ACTIONS REQUIRED

Proposed work requires a Variance to comply with rear yard requirements; the Zoning Administrator shall consider a variance application at a future variance hearing. The proposed project will also require a Building Permit, which was filed on August 1, 2011 (2011.08.01.1402).

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

Existing rear decks appear to be non-conforming as they extend into the required rear yard. The reconstruction of non-conforming features, even when being decreased in size as is the case for this project, requires a variance. The Zoning Administrator shall consider such variance at a future variance hearing.

## 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:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

#### **ARTICLE 10 – Appendix G – Telegraph 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 Telegraph Hill Historic District as described in Appendix G of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance. In pertinent part, Appendix G states:

**Height.** Buildings should relate to the height of structures immediately adjacent and in the general area with the intent that the building should be contained within an envelope that slopes upward or downward with the slope of the property.

**Alterations and New Construction.** Alterations and new construction shall be compatible with the nearby contributory buildings within the Historic District, and shall conform to the following provisions:

- (1) **Style.** New construction in a contemporary idiom is encouraged, with specific regulation as follows:
  - (a) Bay windows and porticos are not characteristic of the District, and are discouraged.
  - (b) Porches and balconies are characteristic design features of the District, and are encouraged.
  - (c) Gable roof forms are encouraged.
  - (d) The mass of new buildings should relate to the topographical contour of the site, and be compatible with adjacent buildings.
  - (e) Horizontal rustic wood siding is the traditional building material in the District, and its use is encouraged over other surfacing materials, including wood shingles. Masonry surfaces may be appropriate in subareas with a concentration of Art Moderne or International Style building.
  - (f) Fenestration should be proportionate and in scale with traditional patterns within the District. Wooden sash is encouraged over aluminum or other metal sash.
  - (g) Detailing should relate to the simple, straightforward traditional vernacular forms found in the 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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

*The property will continue in its residential use. No alterations are proposed to any distinctive materials, features, or spaces of the property. The proposed project will essentially occur within the existing building footprint with only slight changes at the side elevation with infill of a lightwell and at the rear elevation with reduction in width of decks. The decks are proposed to be reconstructed to match their existing depth, which will provide a rear yard approximately 12.5 feet in depth (to be Planning Code-compliant the depth of the rear yard would need to be at least 15 feet).*

**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.

*As a non-contributing resource within the district, existing exterior features and materials do not appear to be historic. Non-historic fabric will be removed and replaced with new features and materials that are compatible with the character of the district. There will be no change in building mass.*

**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 elements from other historic properties, will not be undertaken.

*The new exterior features will be clearly differentiated so as to avoid creating a false sense of history. The proposed work will be simple in character and detail.*

**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.

*As this is a non-contributing resource, the proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The proposed work will not alter the building's massing or character within the historic district. Exterior alterations will be clearly differentiated but will incorporate wood siding and windows and simple detailing in a manner that is compatible with the district. Overall, proposed work will make the building more compatible with the 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.

*The essential form and integrity of the Telegraph Hill Historic District would be unimpaired if the proposed alterations at the subject property were removed at a future date.*

## PUBLIC/NEIGHBORHOOD INPUT

Since notices were sent out staff has received two letters in support of the project; one letter is from a neighbor on Darrell Place and the other is from the Telegraph Hill Dwellers (attached). Early in the review process, the adjacent neighbor to the south had expressed concerns about impacts on privacy of the size and scale of new windows in the original proposal, however, the project sponsor has indicated that this neighbor is comfortable with the revised version (large window at top level removed, window at second level made smaller).

## ISSUES & OTHER CONSIDERATIONS

None.

## STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation (Secretary's Standards)*, staff has determined that the proposed work will be compatible with the surrounding Telegraph Hill Historic District and will not adversely affect the surrounding historic district.

Staff finds that work proposed at the front façade will remove incompatible features and materials, and rehabilitate the building in contemporary but compatible manner. After removing asbestos shingles and vertical siding, new painted horizontal wood siding will be installed as recommended in Appendix G. A simple, flat wood awning will be installed in place of existing non-historic awning and new multi-light front door will be installed in the existing opening. New windows that are proportionate and in scale with traditional patterns within the District, as recommended in Appendix G, will be installed and non-historic aluminum window sash will be replaced. Windows, in new and existing openings, will have multi-light wood sash and simple wood trim.

Staff finds that the proposed lightwell infill and new window openings on south (side) elevation will occur on a secondary elevation and are proportionate and in scale with traditional patterns within the District, as recommended in Appendix G. New windows in this elevation will be visible from Darrell Place, however, they are limited in number and are of an appropriate scale and character for a side elevation. Consistent with Appendix G, new window sash at the side elevation will be multi-light wood. Staff's evaluation of the proposed new openings on a visible, secondary elevation is consistent with the methodology and analysis that the HPC recently approved for similar new features in the 1460 Montgomery Street Certificate of Appropriateness.

Staff finds that work proposed at the rear elevation will remove incompatible features and materials (metal handrails, non-historic window sash) and rehabilitate the elevation in a contemporary but compatible manner. With the exception of the basement level, new window sash and doors will be installed within existing openings. At the basement level, new floor-to-ceiling, sliding, single-light doors will fenestrate new habitable interior space. As these all windows, particularly the new openings at basement level, are located on a secondary elevation that is not visible from public rights-of-way within the district, the proposed design and proportion of existing and proposed fenestration appears appropriate. With the exception of their proportions, proposed windows at rear appear to be in

conformance with the *Secretary's Standards* and Appendix G of Article 10 as they will have detailing that relates to the "simple, straightforward traditional vernacular forms found in the District," and will be wood sash. This evaluation is consistent with the methodology and analysis for similar types of windows on a rear, non-visible elevation that the HPC recently approved for the 17 Alta Street Certificate of Appropriateness. At the rear, the proposed project also includes reconstruction of the existing decks, which are characteristic features of the district, particularly on façades facing down-slope, and addition of new porch/deck at the basement level. At upper floors the new decks will be slightly smaller than existing. At all levels, construction will be wood with new painted wood handrails. The proposed porch/decks will require a variance from rear yard requirements, but appear to comply with Section 7 of Appendix G as they will be of design, appearance, and material that are similar to such features throughout the district and will have simple, straightforward detailing.

Staff finds that proposed skylights at the existing flat roof will have a flat, or low profile, such that they will not be visible from any public right-of-way within the district.

Overall, the proposal appears to be compatible with the character of the building and historic district, as outlined in Appendix G, in terms of scale, placement, detailing, and materials. Furthermore, staff finds that the essential form and integrity of the subject building and historic district would be unimpaired if the proposed addition was removed at a future date.

## ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation*.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the requirements of Article 10 and of the *Secretary of the Interior Standards for Rehabilitation*.

## ATTACHMENTS

Draft Motion  
Parcel Map  
Sanborn Map  
Aerial Photographs  
Historical Resource Review Form  
Plans

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: JUNE 6, 2012

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*Reviewed By:* Tim Frye – (415) 575-6822  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

**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 017 IN ASSESSOR'S BLOCK 0085, WITHIN A RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE TELEGRAPH HILL HISTORIC DISTRICT.**

### PREAMBLE

WHEREAS, on August 24, 2011, Lewis Butler of Butler Armsden Architect on behalf of the property owner ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to rehabilitate exterior, install new windows, infill lightwell, and reconstruct rear decks, at the subject building located on Lot 017 in Assessor's Block 0085 within the Telegraph Hill Historic District.

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

WHEREAS, on June 6, 2012, the Commission conducted duly noticed public hearings on the current project, Case No. 2011.0918A ("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 the Certificate of Appropriateness, in conformance with the architectural plans dated April 20, 2012 and labeled Exhibit A on file in the docket for Case No. 2011.0918A 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 Telegraph Hill Historic District as described in the designation report dated August, 1985.

- That the proposal is compatible with, and respects, the character-defining features within the Telegraph Hill Historic District;
- That the proposal meets the requirements of Section 7 of Appendix G of Article 10; and
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

### **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.*

### **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.*

### **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 elements from other historic properties, will not be undertaken.*

### **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.*



**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.*

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 the Telegraph 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 will not have any impact on 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 historic district in conformance with the Secretary of the Interior's Standards for Rehabilitation.*

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

*The project will not reduce the affordable housing supply as the existing two units at the property will be maintained.*

- 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 proposed units.*

- 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 project 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:

*Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and 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 for Rehabilitation.*

- 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 017 in Assessor's Block 0085 for proposed work in conformance with the architectural plans dated April 20, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0918A.

**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 June 6, 2012.

Linda D. Avery  
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: June 6, 2012



"Paul D. Scott"  
<pdscott@lopds.com>  
05/24/2012 01:50 PM

To <pilar.lavalley@sfgov.org>  
cc <peter.allstrom@verizon.net>  
bcc  
Subject 20-22 Darrell

Ms. LaValley:

I am Mr. Allstrom's next door neighbor at 26 Darrell Place, and I have lived on Telegraph Hill for 17 years.

I have talked to Mr. Allstrom about this project on several occasions, and I believe he has been forthright with me and the neighborhood relative to the project. In my experience, he has been responsive to the concerns of neighbors and made significant efforts to arrive at a solution that is satisfactory all concerned. Based on the foregoing, together with my most recent review of his plans, I would recommend approval of Mr. Allstrom's project.

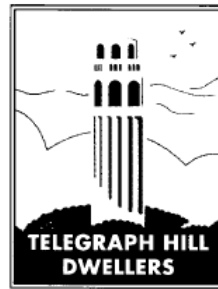
Best regards,

Paul D. Scott

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May 30, 2012  
*Via Email*

Charles Chase, President  
Historic Preservation Commission  
City and County of San Francisco, California  
City Hall, Room 400  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA

RE: Case No.: 3011.0918A  
20-22 Darrell Place  
Telegraph Hill Historic District

Dear President Chase and Commissioners,

On behalf of the Telegraph Hill Dwellers, we write to express our support for the proposed modifications to the exterior of 20-22 Darrell Place as shown in the revised plans dated 4-20-12.

We thank the project sponsor and his architect for proposing alterations that 1) do not expand the exterior envelope of the existing structure; and 2) conform well to the design standards set forth in Section 7(c)(1) of Appendix G to Article 10 of the Planning Code for alterations and new construction within the Telegraph Hill Historic District -- in particular the use of horizontal rustic wood siding, wood guardrails on porches and balconies, and wood sash and doors. Further, we believe that the proposed new detailing relates well to the simple traditional vernacular forms found in the District, without creating false historicism.

The proposed alterations to this building clearly bring 20-22 Darrell Place into greater compatibility with the historic district as required by Section 1006.7(c) of the Planning Code, which provides that "*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...*"

We thank the property owner and architect for working with the Planning Department and residents of the historic district, and support the grant of a Certificate of Appropriateness for this project.

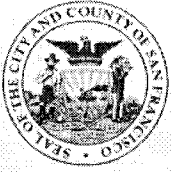
Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Shanahan".

Nancy Shanahan, Co-Chair  
Planning & Zoning Committee

cc: Lewis Butler, Butler Armsden Architects

P.O. BOX 330159 SAN FRANCISCO, CA 94133 • 415.273.1004 [www.thd.org](http://www.thd.org)



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# CEQA Categorical Exemption Determination

## Property Information/Project Description

PROJECT ADDRESS <i>20-22 DARRILL PLACE</i>	BLOCK/LOT(S) <i>0085/017</i>
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CASE NO. <i>2011.0918A</i>	PERMIT NO. <i>2011.08.11.1402</i>	PLANS DATED <i>4/20/12</i>
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- Addition/ Alteration (detailed below)       Demolition (requires HRER if over 50 years old)       New Construction

### STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**  
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**  
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

**NOTE:**  
If neither class applies, an *Environmental Evaluation Application* is required.

### STEP 2 CEQA IMPACTS ( To be completed by Project Planner )

If ANY box is initialed below an *Environmental Evaluation Application* is required.

\_\_\_\_\_ **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?

\_\_\_\_\_ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

\_\_\_\_\_ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?  
*Phase I Environmental Site Assessment required for CEQA clearance (E.E. initials required)*

\_\_\_\_\_ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

\_\_\_\_\_ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

\_\_\_\_\_ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

**NOTE:**  
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed With Categorical Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

*MPL*

**STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE**

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5** *Non-Contributor in d. street*
- Category B: Potential Historical Resource** ( over 50 years of age ) **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible** ( under 50 years of age ) **GO TO STEP 6**

**STEP 4 PROPOSED WORK CHECKLIST** ( To be completed by Project Planner )

If condition applies, please initial.

- 1. **Change of Use and New Construction** (tenant improvements not included).
- MPV  2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- MPV  4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- MPV  6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' 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 4 or more work descriptions:  
**GO TO STEP 5**
- Project involves less than 4 work descriptions:  
**GO TO STEP 6**

**STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW** ( To be completed by Preservation Planner )

If condition applies, please initial.

- 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- 2. **Interior alterations to publicly-accessible spaces.**



- 3. **Window replacement** of original/historic windows that are not "in-kind" but are is 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.
- MPL 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- MPL 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*  
Specify: installing new appropriate window openings
- \* 9. **Reclassification of property status** to Category C
  - a. Per Environmental Evaluation Evaluation, dated: \_\_\_\_\_  
\* Attach Historic Resource Evaluation Report
  - b. Other, please specify: \_\_\_\_\_

\* Requires initial by Senior Preservation Planner / Preservation Coordinator

**NOTE:**  
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

**Further Environmental Review Required.**

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

**GO TO STEP 6**

Preservation Planner Initials

**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**

MPL  
Preservation Planner Initials

**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) or
- Step 5 (Advanced Historical Review)

**STOP!**

Must file *Environmental Evaluation Application*.

**No Further Environmental Review Required.** Project is categorically exempt under CEQA.

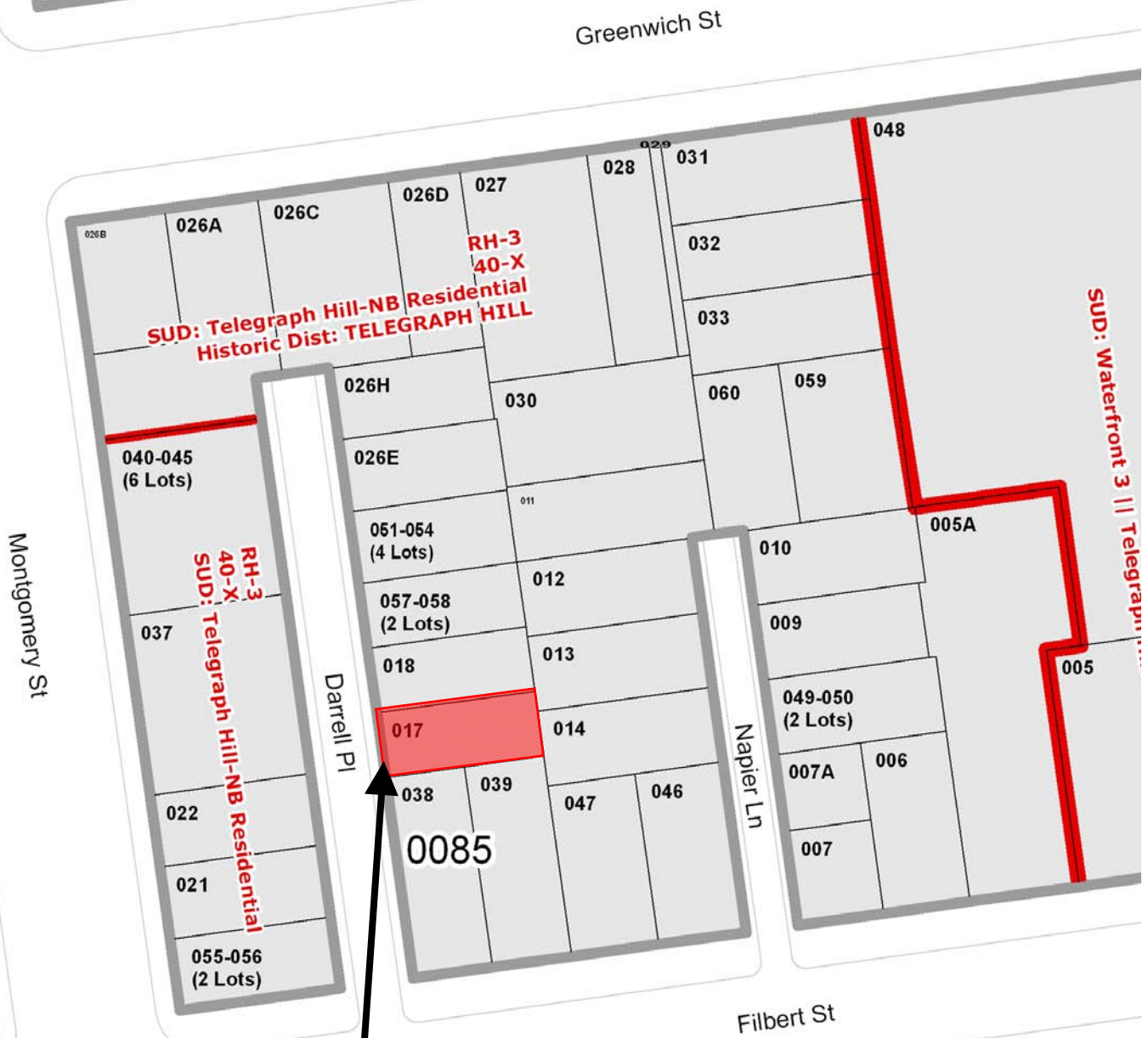
M. Wiloy  
Planner's Signature

5/30/12  
Date

M. PILAR LAVALLEY  
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

# Parcel Map

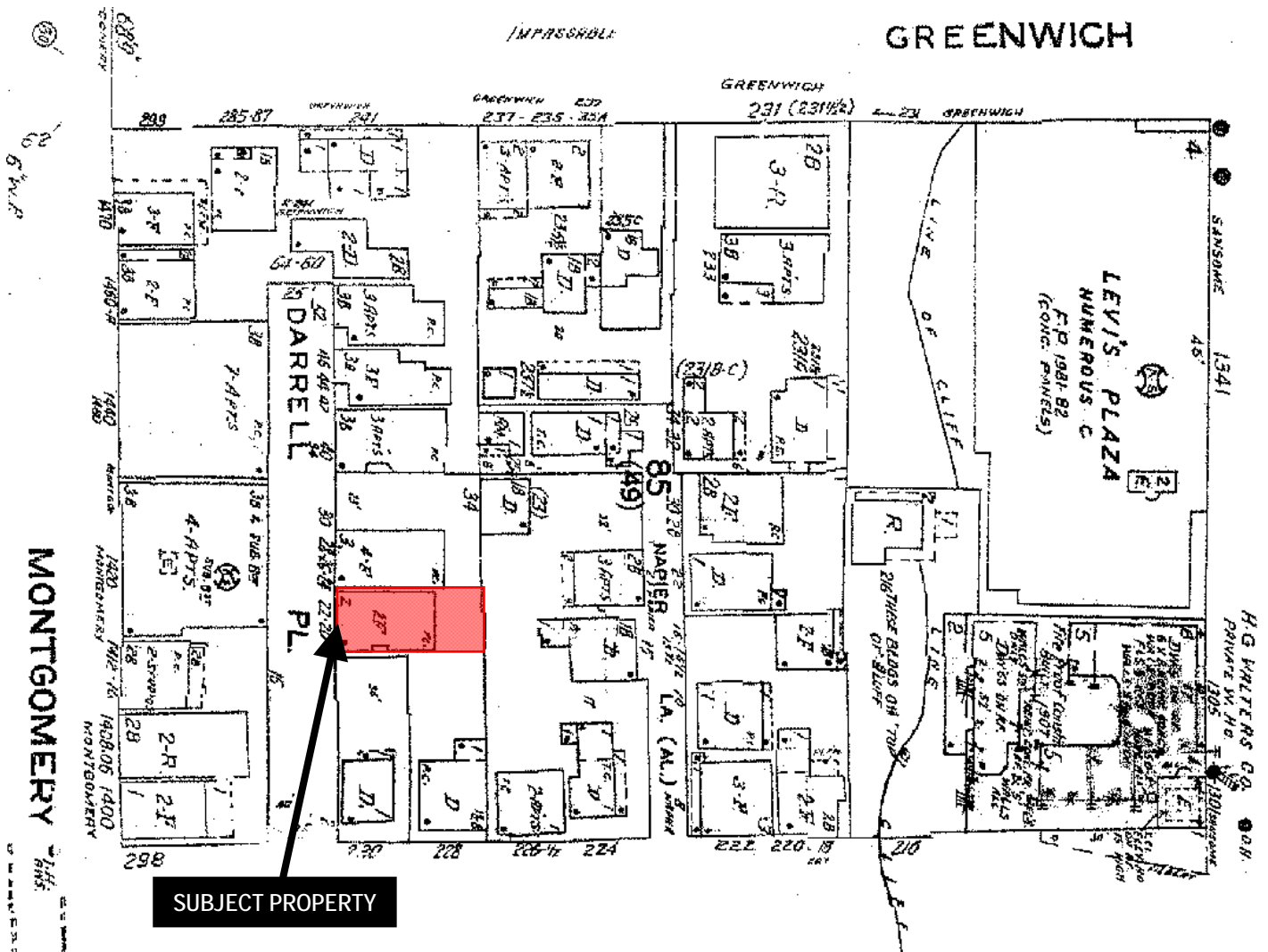


**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0918A  
20-22 Darrell Place

# 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 2011.0918A  
 20-22 Darrell Place

# Aerial Photo



**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0918A  
20-22 Darrell Place

# Aerial Photo

## Side (south) elevation



**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0918A  
20-22 Darrell Place

# Aerial Photo

## Rear elevation



SUBJECT PROPERTY



ABBREVIATIONS

Table of abbreviations including AND, ANGLE, CENTERLINE, FINISH FLOOR, etc., with corresponding symbols and definitions.

SYMBOLS

Table of symbols including DRAWING/DETAIL REFERENCE NUMBER, SECTION REFERENCE NUMBER, INTERIOR ELEVATION REFERENCE NUMBER, etc., with corresponding graphical symbols.

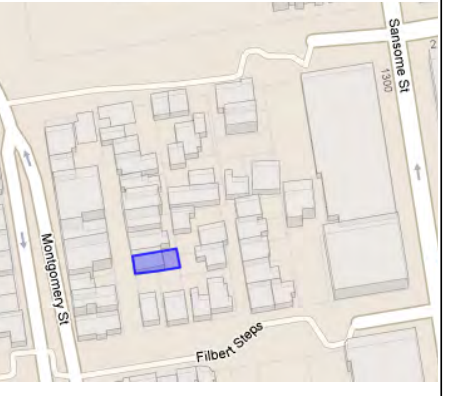
GENERAL NOTES

- 1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.

PROJECT TEAM

ARCHITECT:
Butler Armsden Architects
2849 California Street
San Francisco, CA 94115
PH: 415.674.5554
P: 415.674.5554
F: 415.674.5558
E: architects@butlerarmsden.com
www.butlerarmsden.com

VICINITY MAP



PROJECT DATA

Table of project data including BLOCK: 0085, LOT: 017, LOT SIZE: 1263, ZONED: RH-3, HEIGHT LIMIT: 40-X, OCCUPANCY: R-3, and tables for CONDITIONED SPACE, UNCONDITIONED SPACE, DECK, and FIRE SPRINKLERS.

PROJECT SUMMARY

- INTERIORS RENOVATION AND REPLACEMENT OF OLD FIXTURES, APPLIANCES, AND HVAC EQUIPMENT
-NEW FIRE SPRINKLER SYSTEM
-REPLACE EXISTING DECKS ON SECOND AND THIRD FLOOR WITH SMALLER DECKS

CODES

2010 CA BLDG. CODE
2010 S.F. BLDG. CODE & AMENDMENTS
2010 CA ENERGY CODE
2010 S.F. ELECTRICAL CODE
2010 S.F. MECHANICAL CODE
2010 S.F. PLUMBING CODE
2010 S.F. FIRE CODE

SHEET INDEX

Table of sheet index listing sheets A0.0 through A3.2 and A8.1 with their respective titles and revision dates.



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www.butlerarmsden.com

20-22 DARRELL PLACE
20-22 DARRELL PLACE, SAN FRANCISCO, CA 94133

PLANNING PERMIT

Table of revisions and permit information including job #, date, drawn, checked, scale, and job #.

TITLE SHEET

A0.0

**GENERAL NOTES**

1. ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
3. PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
4. GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
5. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF PETER ALLSTROM, AND HIS REPRESENTATIVES, ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
6. ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
7. THIS MAP REPRESENTS CONDITIONS ON THE DATES OF SURVEY; MARCH 1 THROUGH 8, 2011.
8. A RECORD OF SURVEY WILL BE FILED, IN ACCORDANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA AND LOCAL ORDINANCE(S).
9. ADDITIONAL BOUNDARY INFORMATION WILL BE SHOWN ON SAID RECORD OF SURVEY THAT WILL BE FILED BY THIS OFFICE.

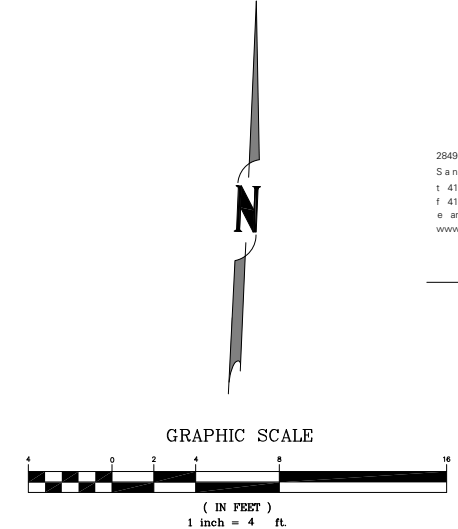
**BASIS OF SURVEY**

THAT CERTAIN GRANT DEED RECORDED FEBRUARY 9, 2000 IN REEL H570 IMAGE 0403, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

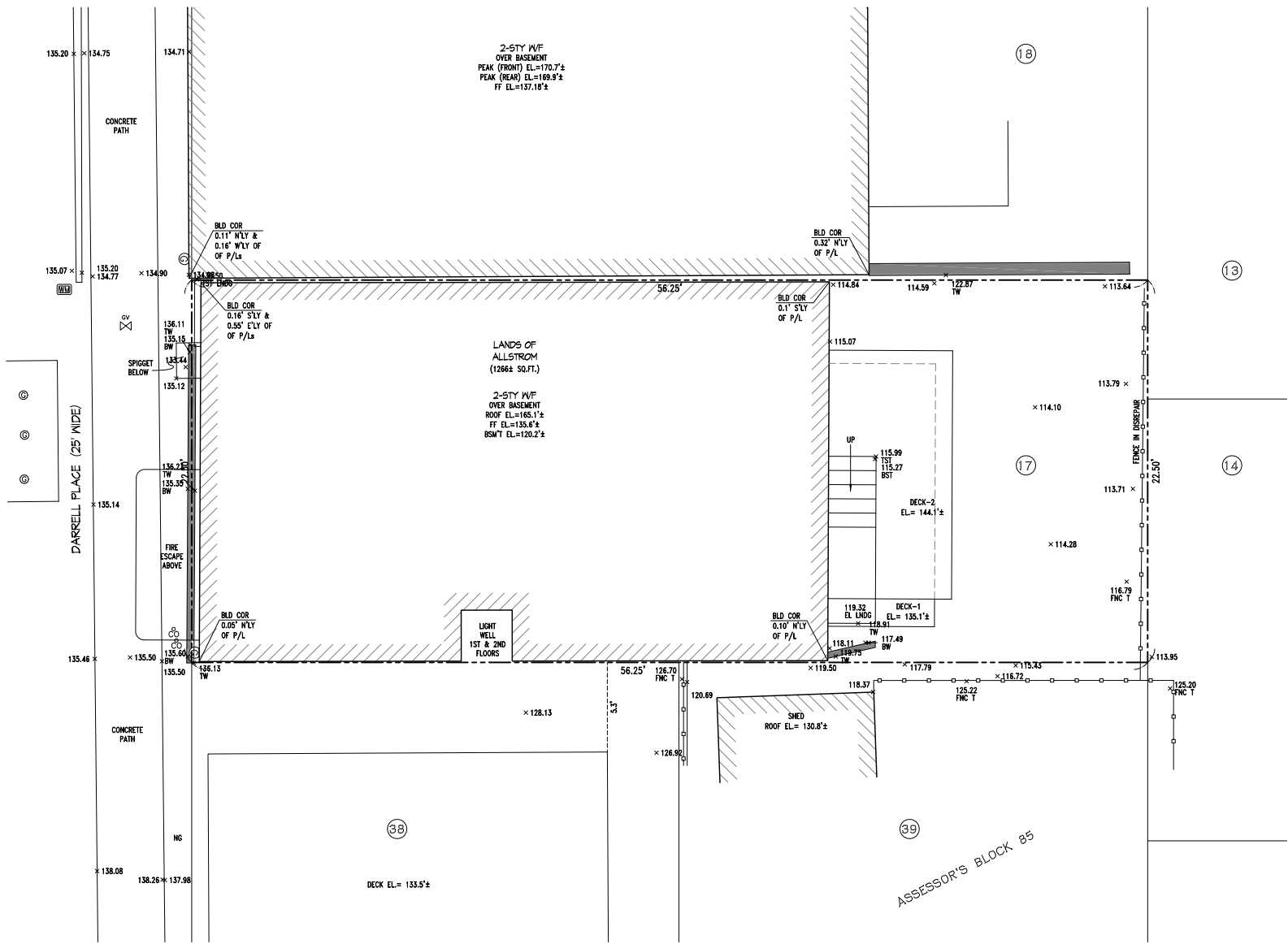
**BASIS OF ELEVATIONS**

THE BENCHMARK DATA AS LISTED IN THE BSM BENCHMARK DATABASE. "+" CUT NO. SIDE CONC STEP, LOCATED AT THE CC 20'W & 3'S OF THE INTERSECTION OF FILBERT AND MONTGOMERY STREETS. EL.= 172.669'. CITY OF SAN FRANCISCO DATUM.

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**20-22 DARRELL PLACE**  
20-22 DARRELL PLACE, SAN FRANCISCO, CA 94133



- LEGEND:**
- (13) ASSESSOR'S LOT NUMBER (TYP.)
  - FNC T ELEVATION AT TOP OF FENCE
  - P/L PROPERTY LINE
  - PK PEAK
  - RF ROOF
  - FENCE LINE (WOOD)
  - GARBAGE RECEPTACLE
  - ⊕ GAS METER
  - ⊗ GAS VALVE
  - PROPERTY LINE
  - ⊕ WATER METER

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF PETER ALLSTROM ON FEBRUARY 15, 2011.



SIGNED: *Donna De Souza*  
DONNA DE SOUZA, P.L.S. NO. 7763  
REGISTRATION EXPIRES 12/31/11  
DATE: 3/29/2011  
REVISED:

**PLANNING PERMIT**

revisions	by:

**SITE SURVEY OF 20-22 DARRELL PLACE**  
BEING THE LAND DESCRIBED IN THE GRANT DEED RECORDED FEBRUARY 9, 2000 IN REEL H570 IMAGE 0403, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

job#:	1105
date:	07.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

PROPERTY OWNER:  
PETER ALLSTROM,  
20-22 DARRELL PLACE,  
SAN FRANCISCO, CA 94133



DATED:  
MARCH, 2

**SURVEY**

1084 SHOTWELL STREET,  
SAN FRANCISCO, CALIFORNIA 94110  
TEL: (415) 401-7333 FAX: (415) 401-7353

APN NO: 0085-017



**NOTE REGARDING PHOTOGRAPHY:  
DUE TO THE NATURE OF DARRELL PLACE AS A NARROW  
PEDESTRIAN ONLY PATH WITH DENSE SURROUNDING  
FOLIAGE AND NEIGHBORING BUILDINGS,  
PHOTOGRAPHIC OPPORTUNITIES ARE INHIBITED**

**5 SATELLITE PHOTO SERIES**  
Source: "San Francisco." 37.802327°N, 122.404186°W. Google Maps, July 23, 2011



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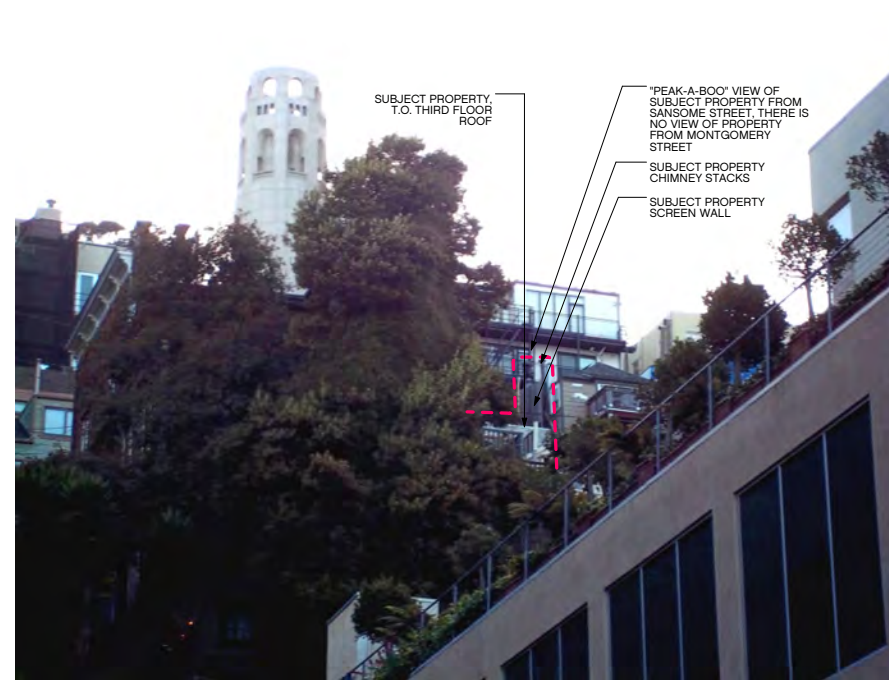
**20-22 DARRELL PLACE**  
20-22 DARRELL PLACE, SAN FRANCISCO, CA 94133



**8 PROPOSED WESTERN NEIGHBOR**



**6 SOUTHERN NEIGHBOR**



**3 VIEW FROM STREET**



**2 WEST FACADE**



**7 CONTEXTUAL PHOTO - FROM DARRELL PLACE PATHWAY**



**4 NORTHERN NEIGHBOR**



**1 PANORAMIC PHOTO OF SUBJECT PROPERTY**

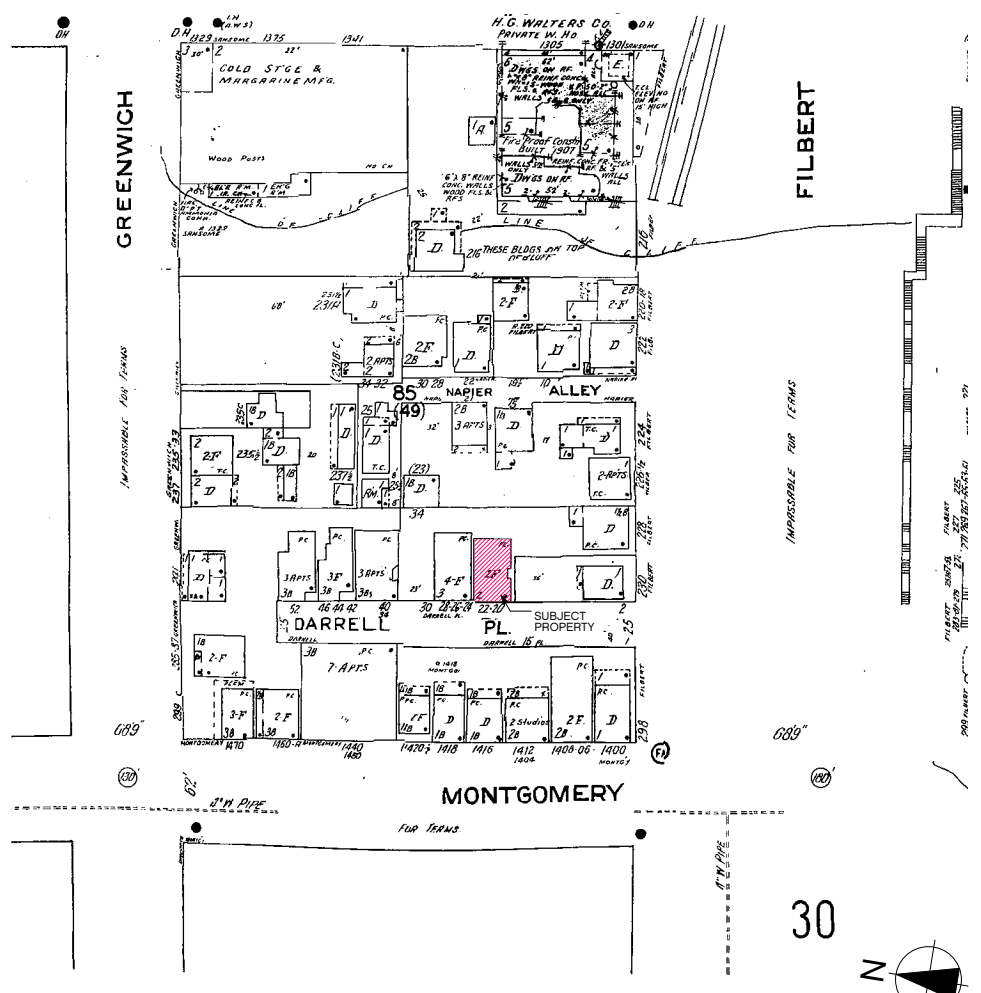
**PLANNING PERMIT**

revisions	by:

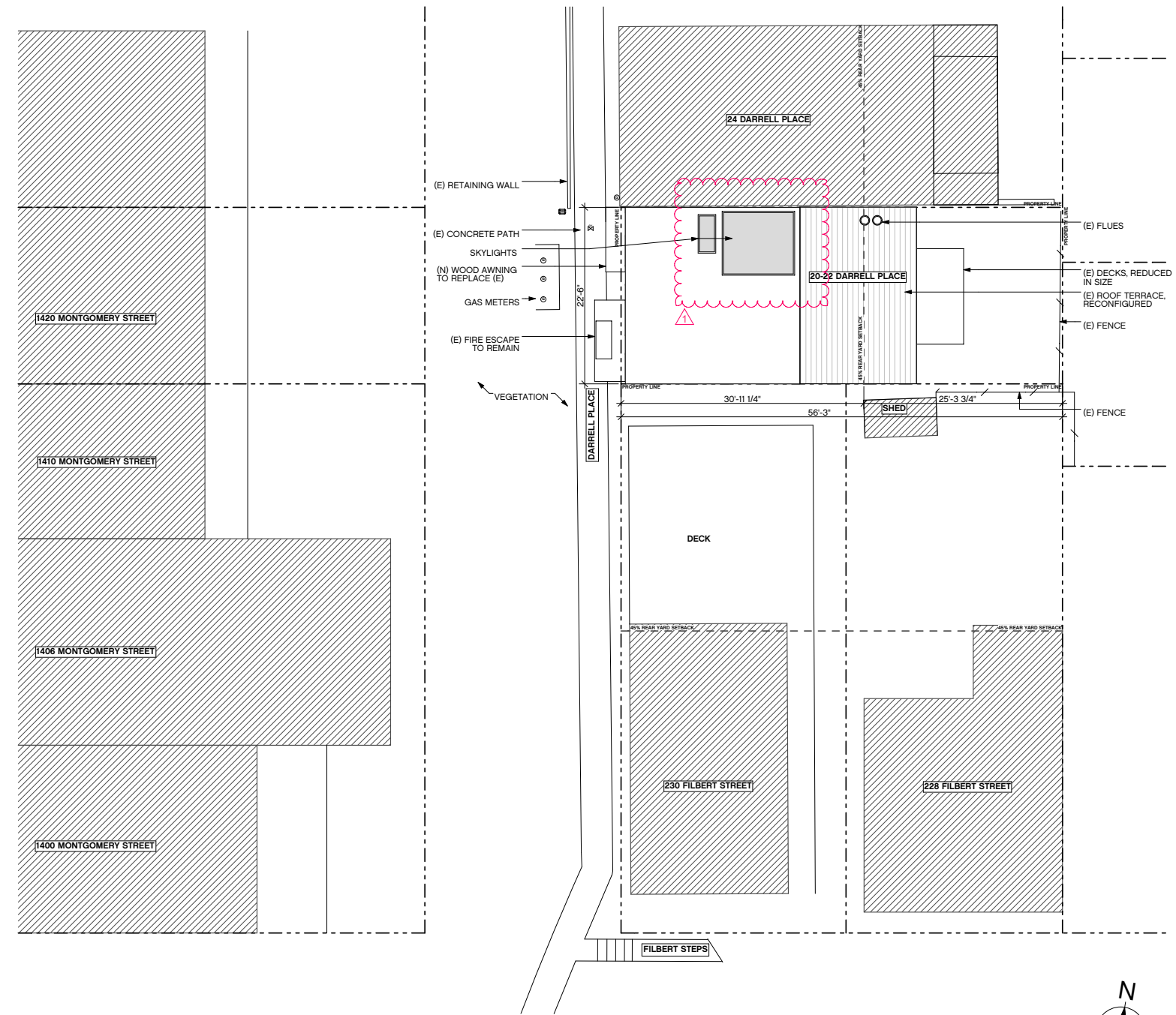
job#:	1105
date:	07.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

PHOTOS

**20-22 DARRELL PLACE**  
 20-22 DARRELL PLACE, SAN FRANCISCO, CA 94133



**2 SANBORN MAP**  
 Scale: APPROX. 1:500  
 SANBORN MAPS, SAN FRANCISCO PUBLIC LIBRARY, SAN FRANCISCO 1913-DEC. 1950 VOL. 1, 1913-JULY 1950, SHEET 30



**1 PROPOSED SITE PLAN**  
 SCALE 1/8" = 1'-0"

**PLANNING PERMIT**

revisions	by:
1 REVISION - 02.07.2012	MM

job#:	1105
date:	07.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

SITE PLAN



1306 MONTGOMERY



296 UNION



150 ALTA



40 & 50 ALTA



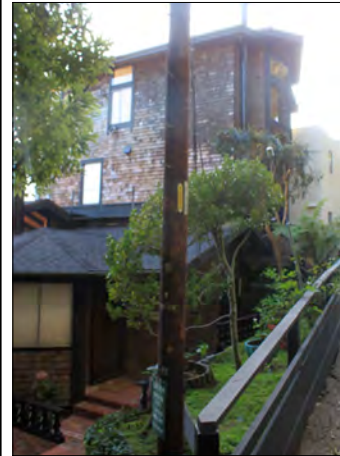
1246 MONTGOMERY



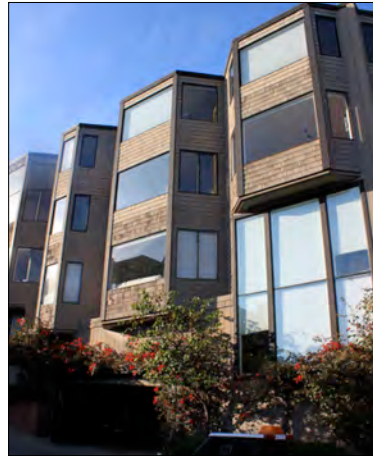
312 GREEN

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20-22 DARRELL PLACE, SAN FRANCISCO, CA 94133



1449 MONTGOMERY



303 GREENWICH



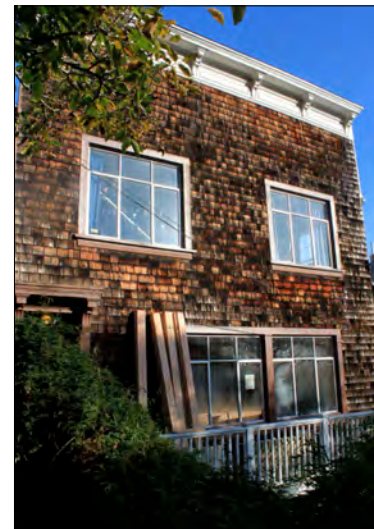
6 & 8 BOB K.



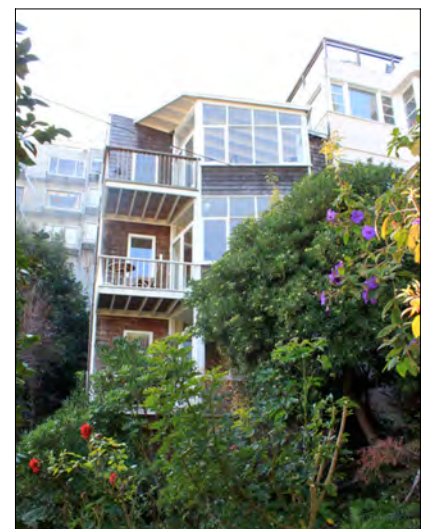
34 SONOMA



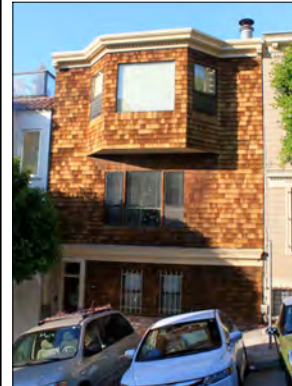
341 FILBERT



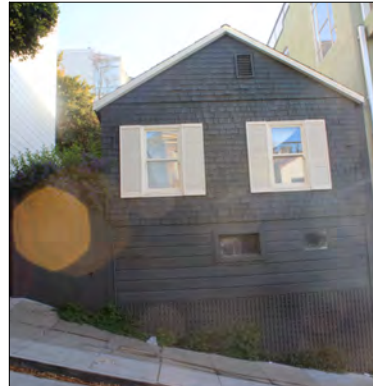
261 FILBERT



222 FILBERT



1447 KEARNEY



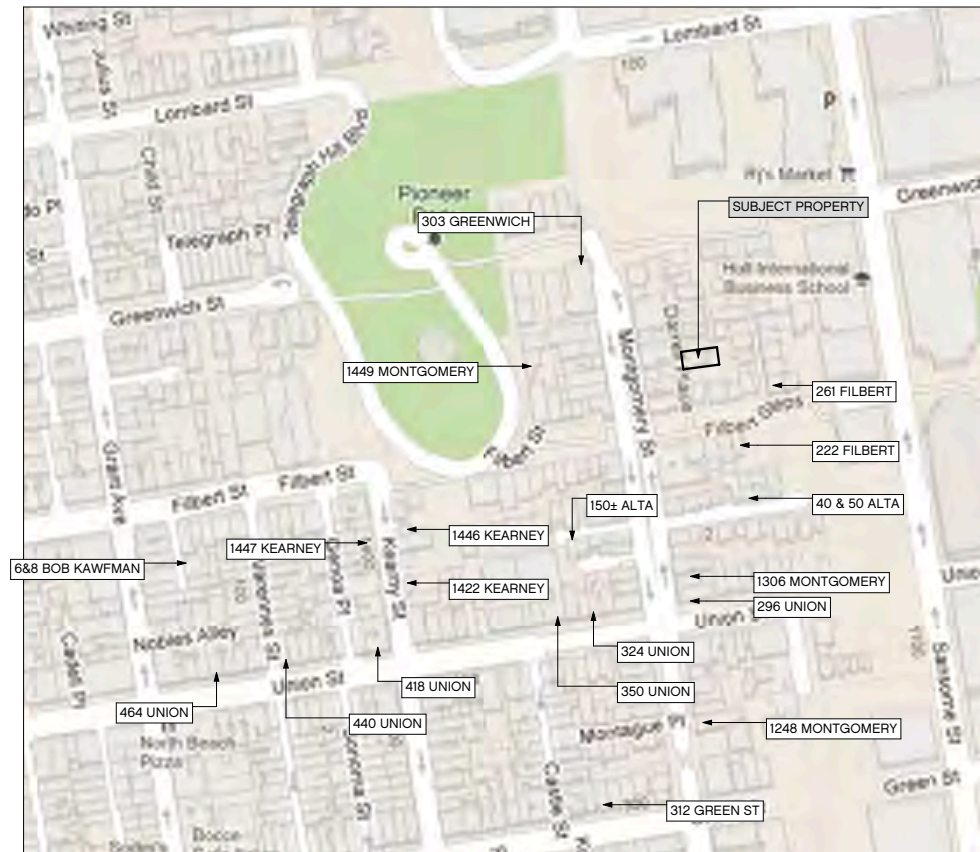
1446 KEARNEY



1422 KEARNEY



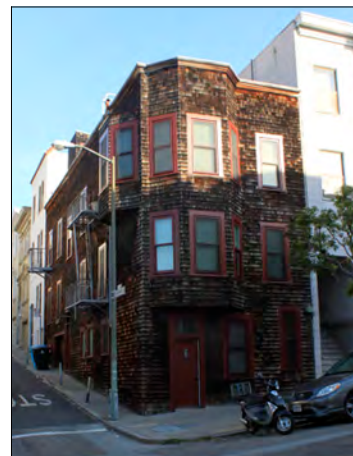
350 UNION



1 AREA MAP  
SCALE: 1:0.67



464 UNION



440 UNION



418 UNION



324 UNION

**PLANNING PERMIT**

revisions	by:
1	REVISION - 02.07.2012 MM

job#:	1105
date:	07.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

**CONTEXT PHOTOS**



**WALL LEGEND**

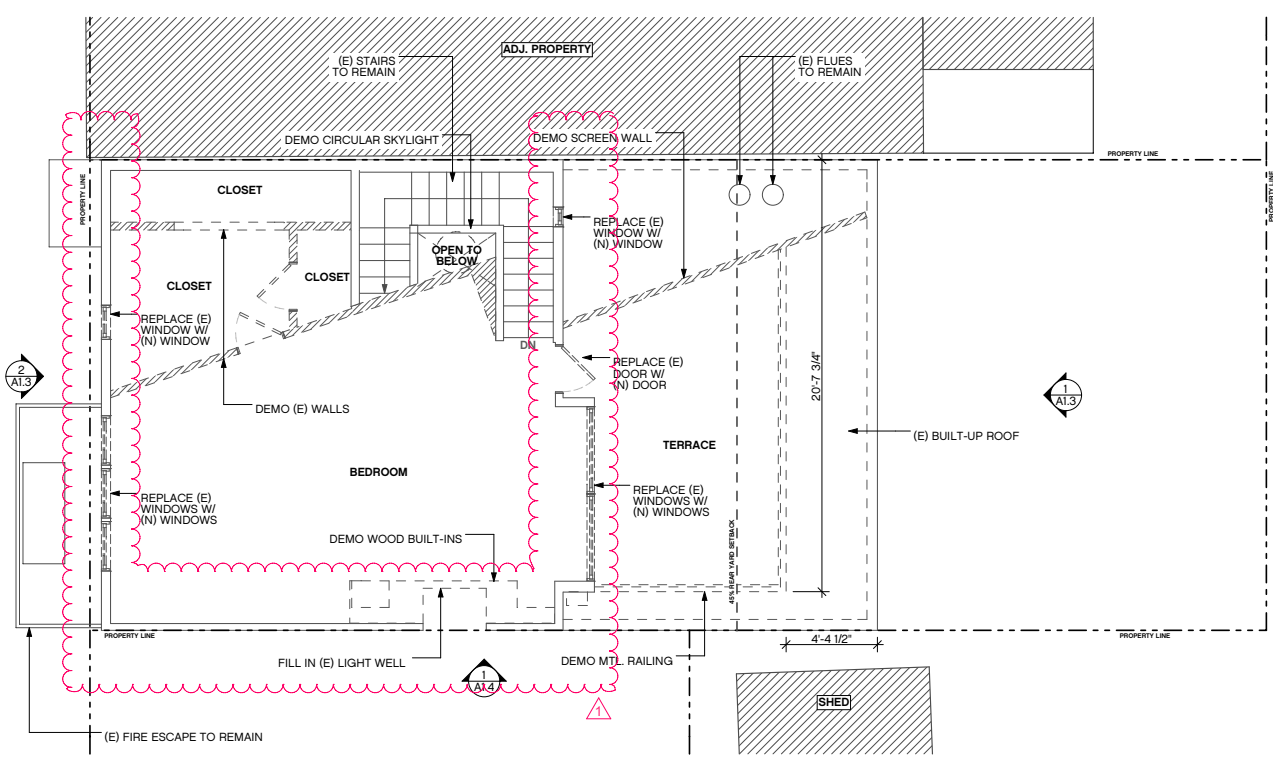


**GENERAL DEMOLITION NOTES**

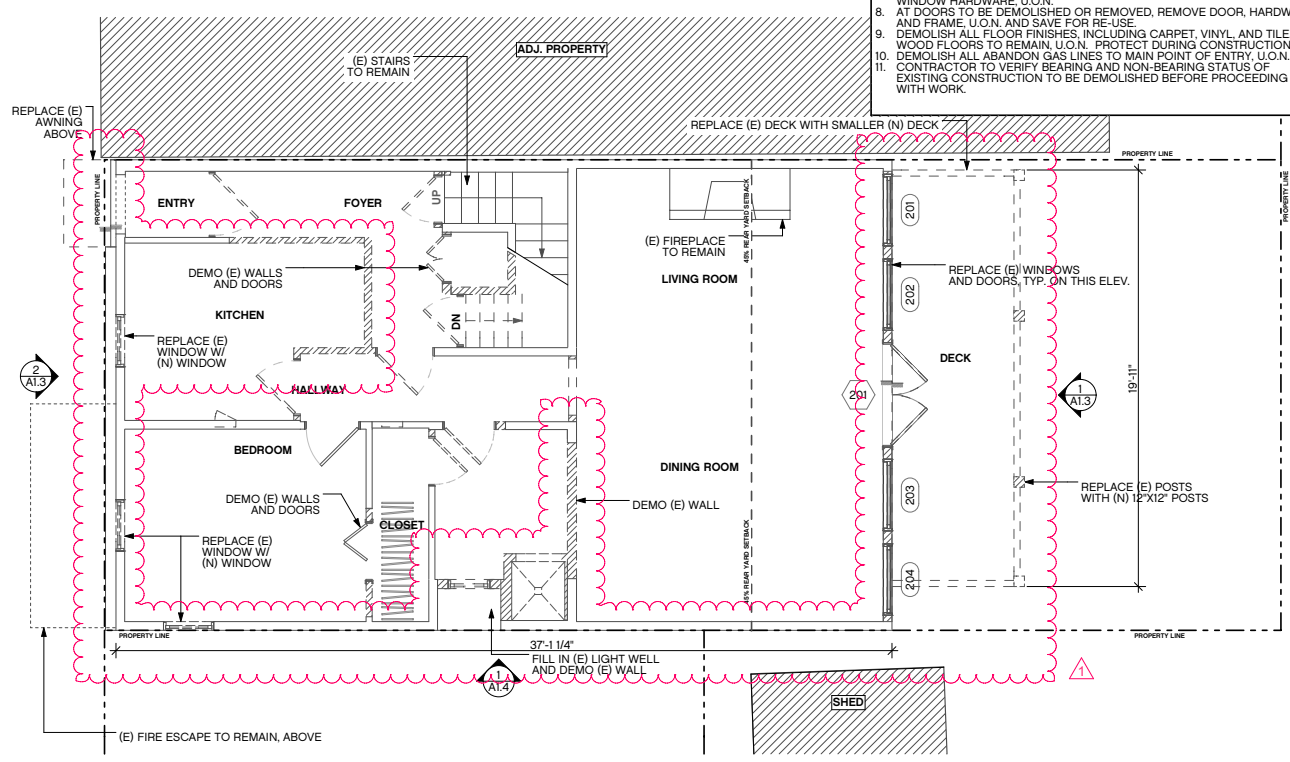
1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

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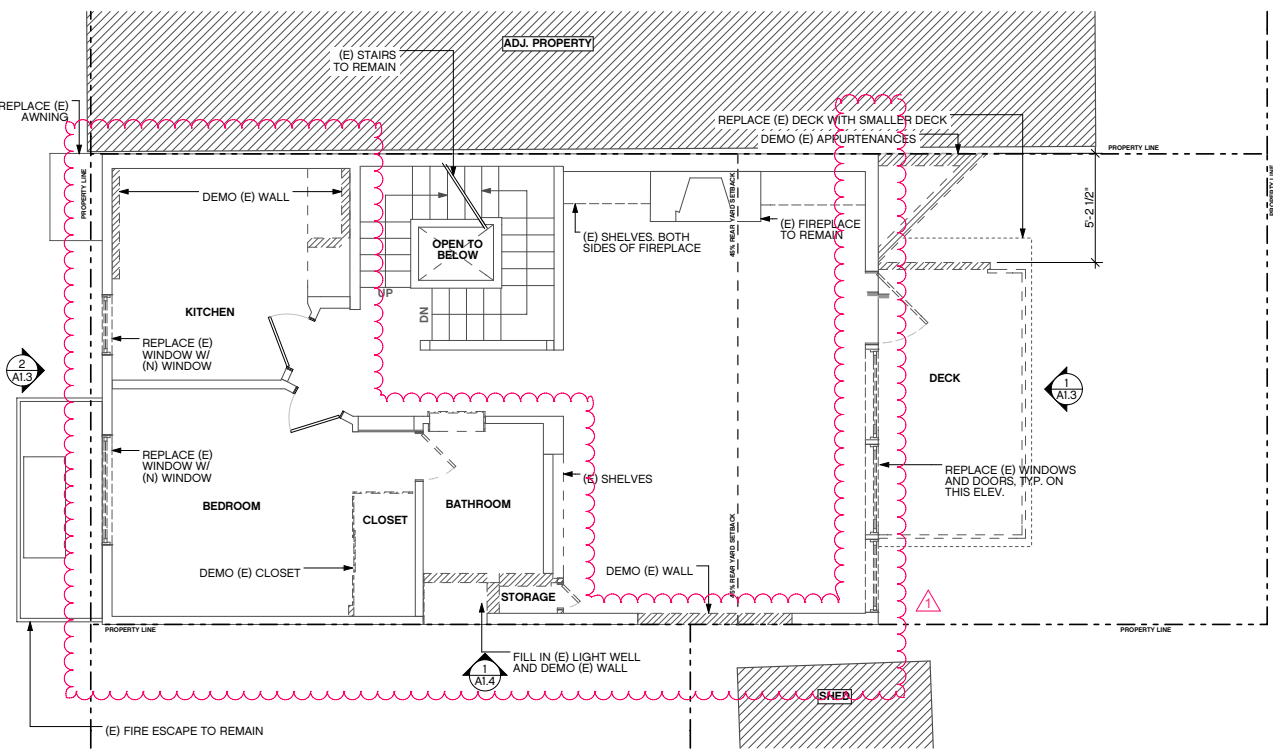
**20-22 DARRELL PLACE**  
 20-22 DARRELL PLACE, SAN FRANCISCO, CA 94133



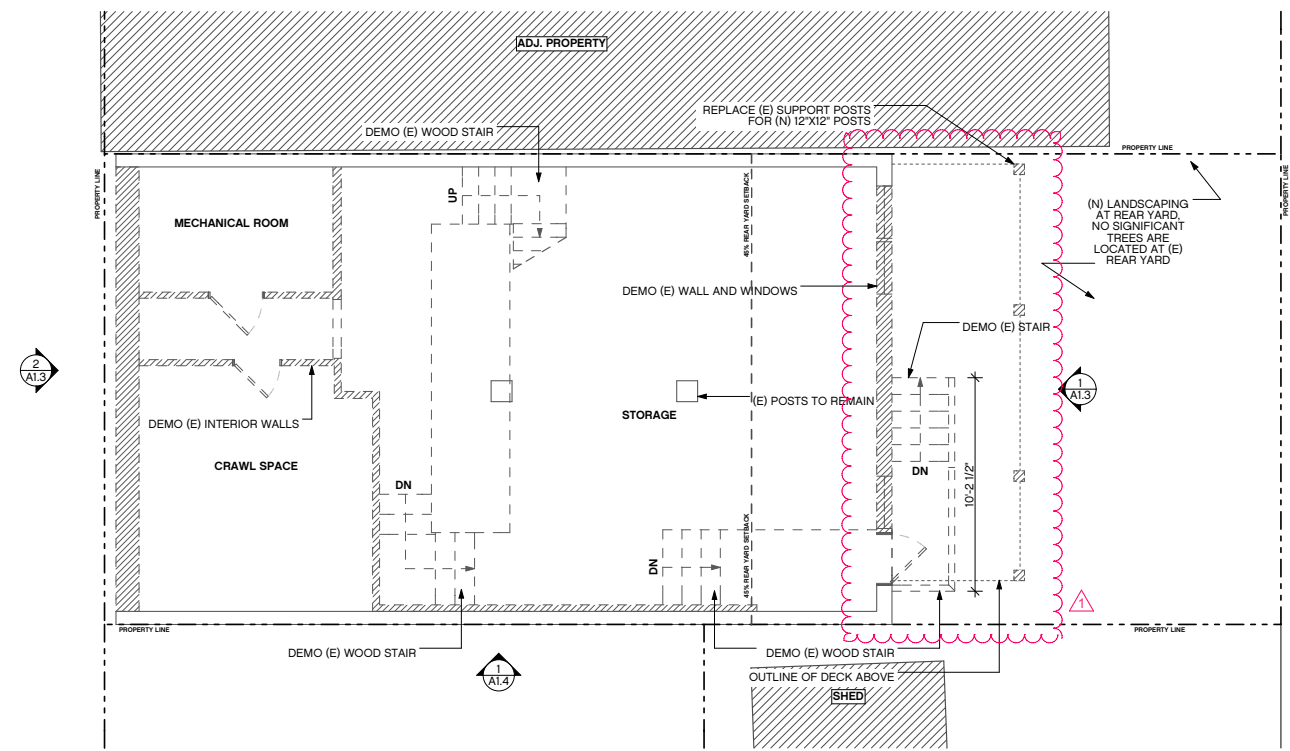
**4 FOURTH FLOOR DEMOLITION PLAN**  
 SCALE 1/4" = 1'-0"



**2 SECOND FLOOR DEMOLITION PLAN**  
 SCALE 1/4" = 1'-0"



**3 THIRD FLOOR DEMOLITION PLAN**  
 SCALE 1/4" = 1'-0"



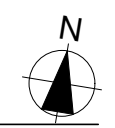
**1 FIRST FLOOR DEMOLITION PLAN**  
 SCALE 1/4" = 1'-0"

**PLANNING PERMIT**

revisions	by:
1	REVISION - 02.07.2012 MM

job#:	1105
date:	7.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

**DEMOLITION PLANS**



**A1.1**

**WALL LEGEND**

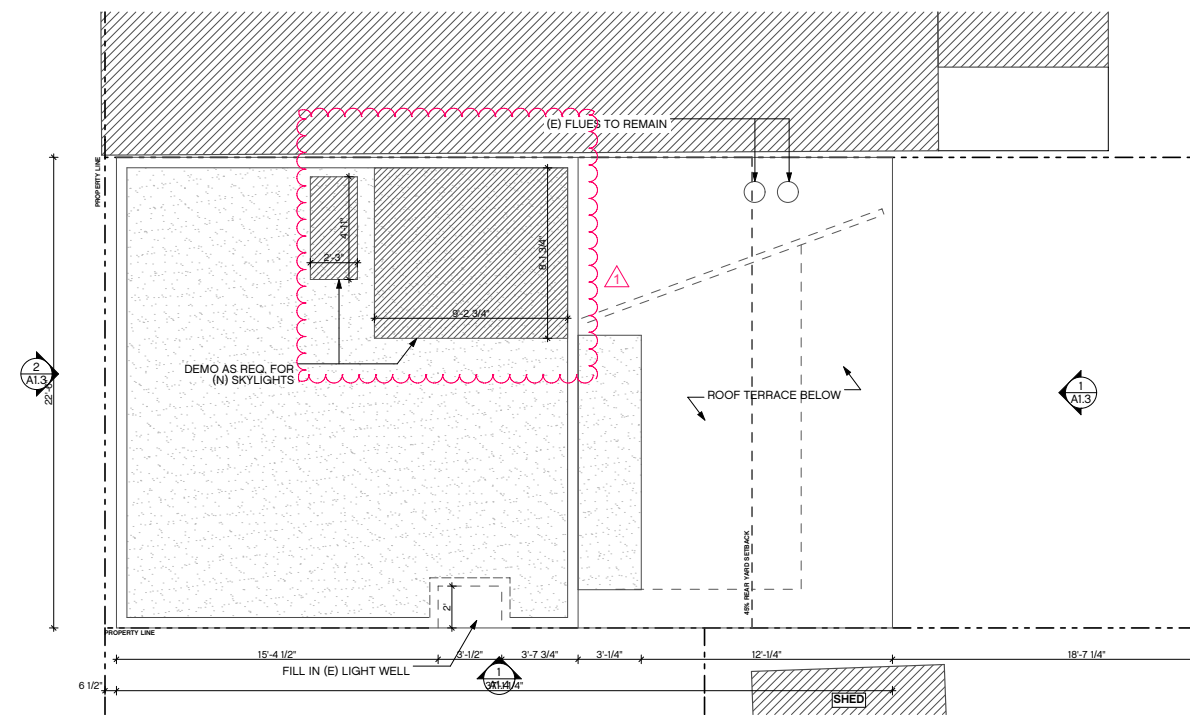


**GENERAL DEMOLITION NOTES**

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
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10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

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**20-22 DARRELL PLACE**  
 20-22 DARRELL PLACE, SAN FRANCISCO, CA 94133



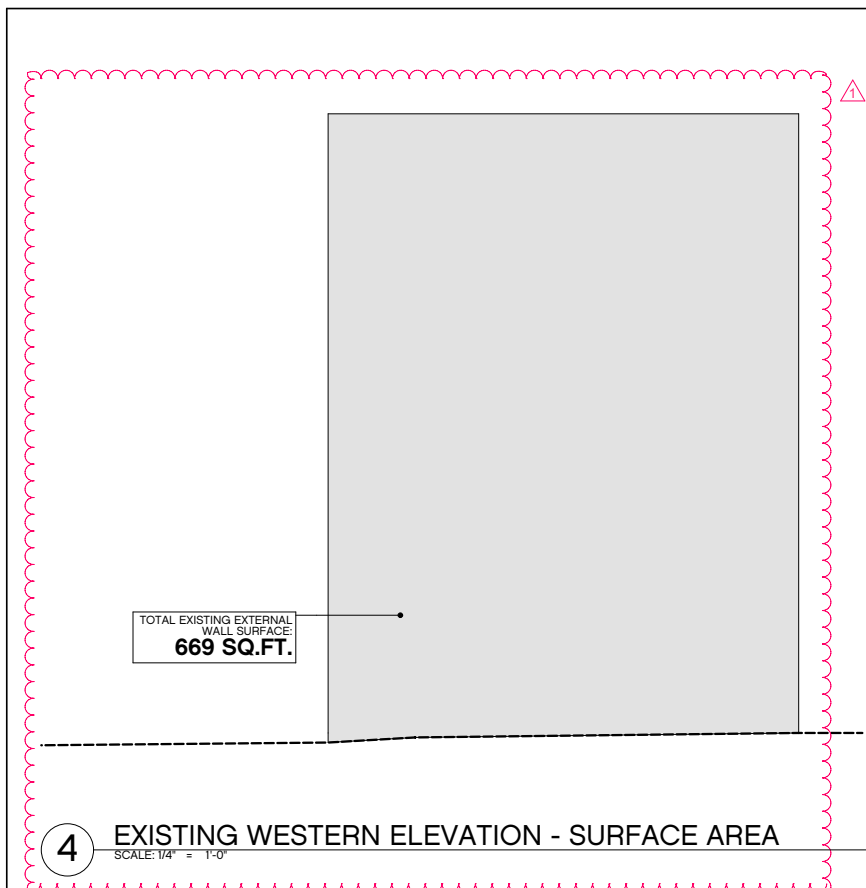
**1 ROOF DEMOLITION PLAN**  
 SCALE 1/4" = 1'-0"

**PLANNING PERMIT**

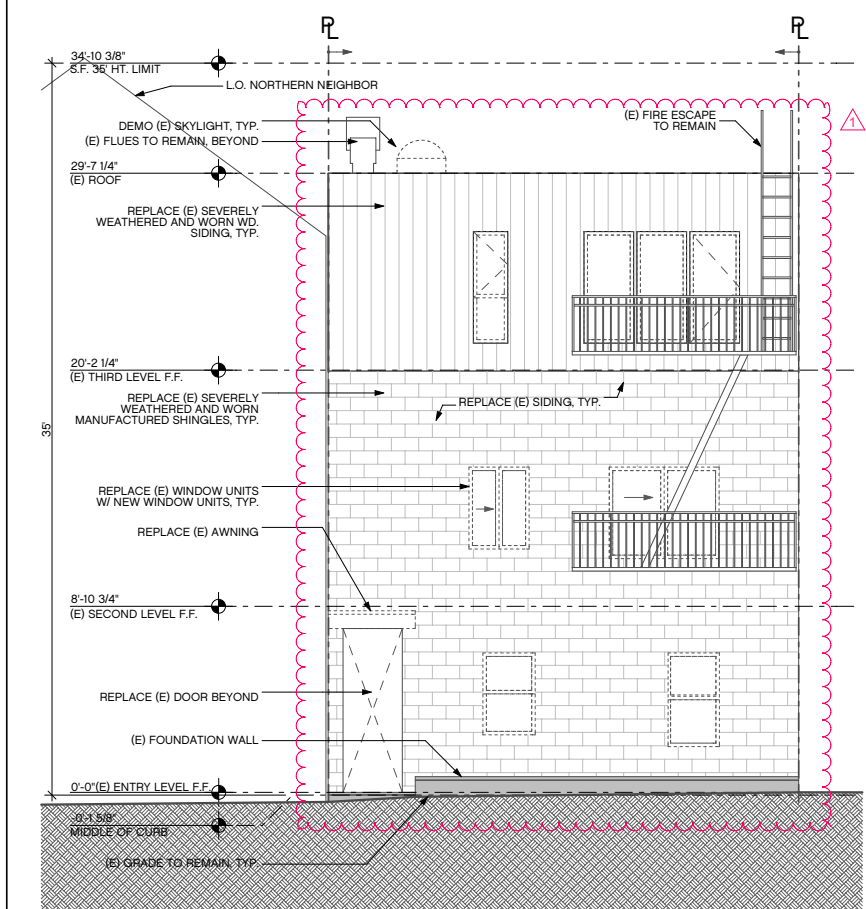
revisions	by:
1 REVISION - 02.07.2012	MM

job#:	1105
date:	7.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

**DEMOLITION PLANS**



**4** EXISTING WESTERN ELEVATION - SURFACE AREA  
SCALE: 1/4" = 1'-0"

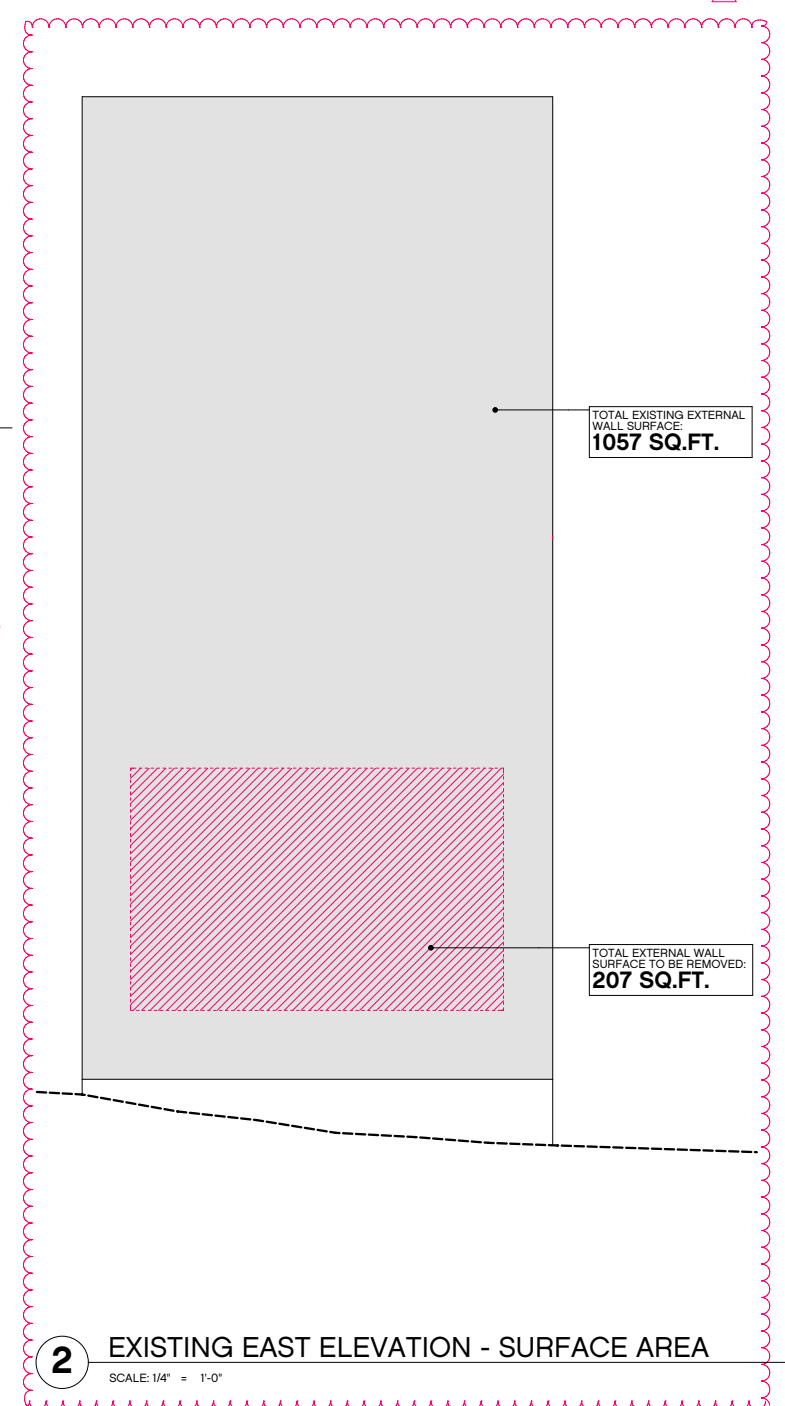


**3** EXISTING WEST ELEVATION  
SCALE 1/4" = 1'-0"

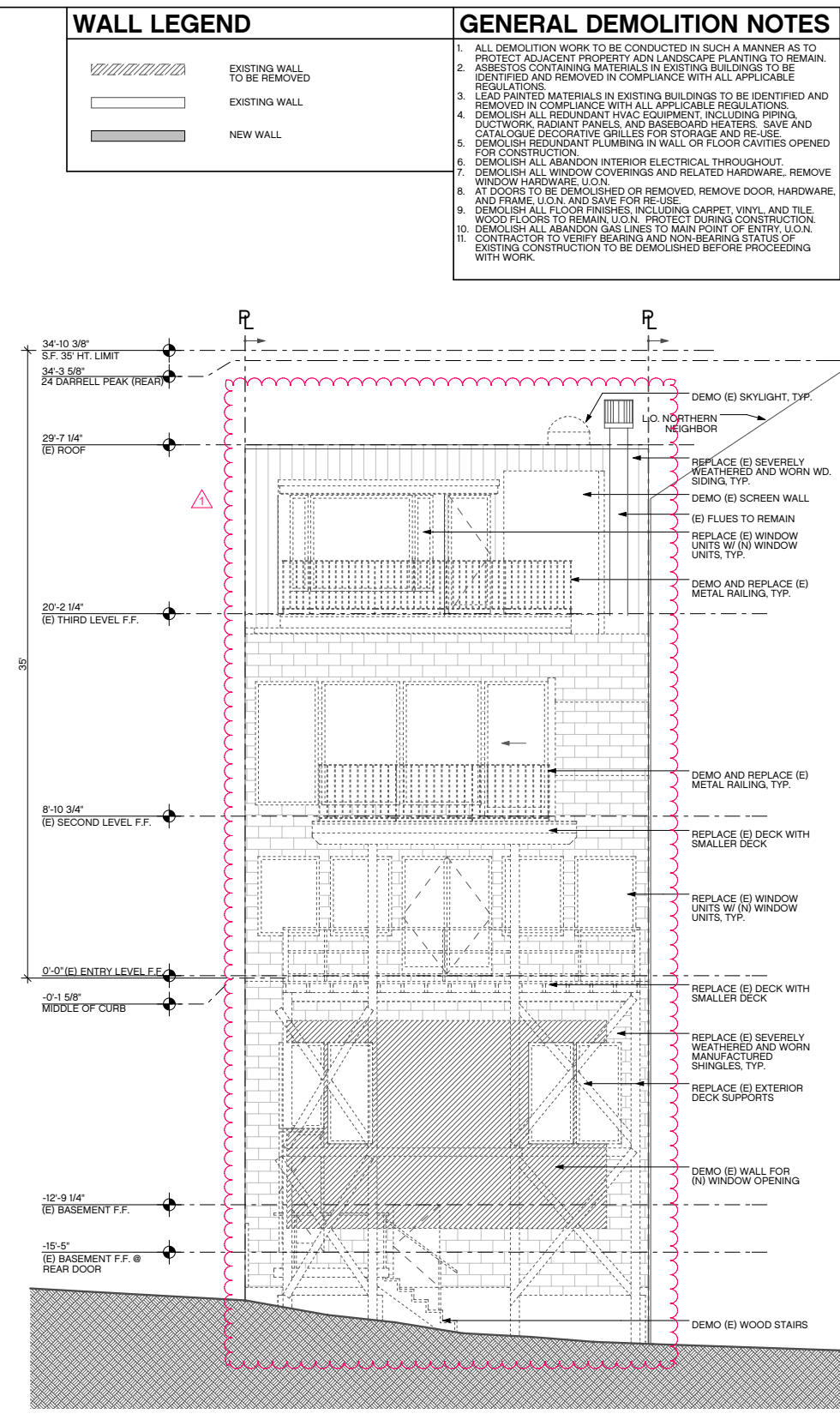
**SF PLANNING CODE ARTICLE 10, SECTION 1005 (F)(1)**

REMOVAL OF MORE THAN 25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S)

TOTAL FACADE AREA		
TOTAL EXISTING AREA:	669 SQ/FT	100%
TOTAL ALLOWABLE AREA:	167.25 SQ/FT	<25%
TOTAL REMOVED AREA:	0 SQ/FT	0.00%

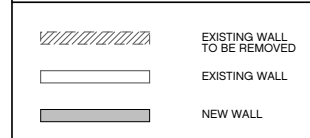


**2** EXISTING EAST ELEVATION - SURFACE AREA  
SCALE: 1/4" = 1'-0"



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

**WALL LEGEND**



**GENERAL DEMOLITION NOTES**

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
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10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

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**20-22 DARRELL PLACE**  
20-22 DARRELL PLACE, SAN FRANCISCO, CA 94133

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1 REVISION - 02.07.2012	MM

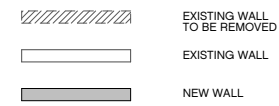
job#:	1105
date:	7.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

EXISTING ELEVATIONS

EXISTING AREA	
TOTAL EXISTING AREA WEST ELEVATION:	669 SQ/FT
TOTAL EXISTING AREA EAST ELEVATION:	1057 SQ/FT
TOTAL EXISTING AREA SOUTH ELEVATION:	1403 SQ/FT
TOTAL EXISTING AREA NORTH ELEVATION:	1403 SQ/FT
<b>TOTAL EXISTING AREA:</b>	<b>4532 SQ/FT</b>
REMOVED AREA	
TOTAL REMOVED AREA WEST ELEVATION:	0.00 SQ/FT
TOTAL REMOVED AREA EAST ELEVATION:	207.00 SQ/FT
TOTAL REMOVED AREA SOUTH ELEVATION:	57.00 SQ/FT
TOTAL REMOVED AREA NORTH ELEVATION:	0.00 SQ/FT
<b>TOTAL REMOVED AREA:</b>	<b>264.00 SQ/FT</b>

SF PLANNING CODE ARTICLE 10, SECTION 1005 (F)(2)		
REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS EXTERNAL WALLS		
TOTAL FACADE AREA		
TOTAL EXISTING AREA:	4532 SQ/FT	100%
TOTAL ALLOWABLE AREA:	2266 SQ/FT	<50%
<b>TOTAL REMOVED AREA:</b>	<b>264 SQ/FT</b>	<b>11.65%</b>

### WALL LEGEND

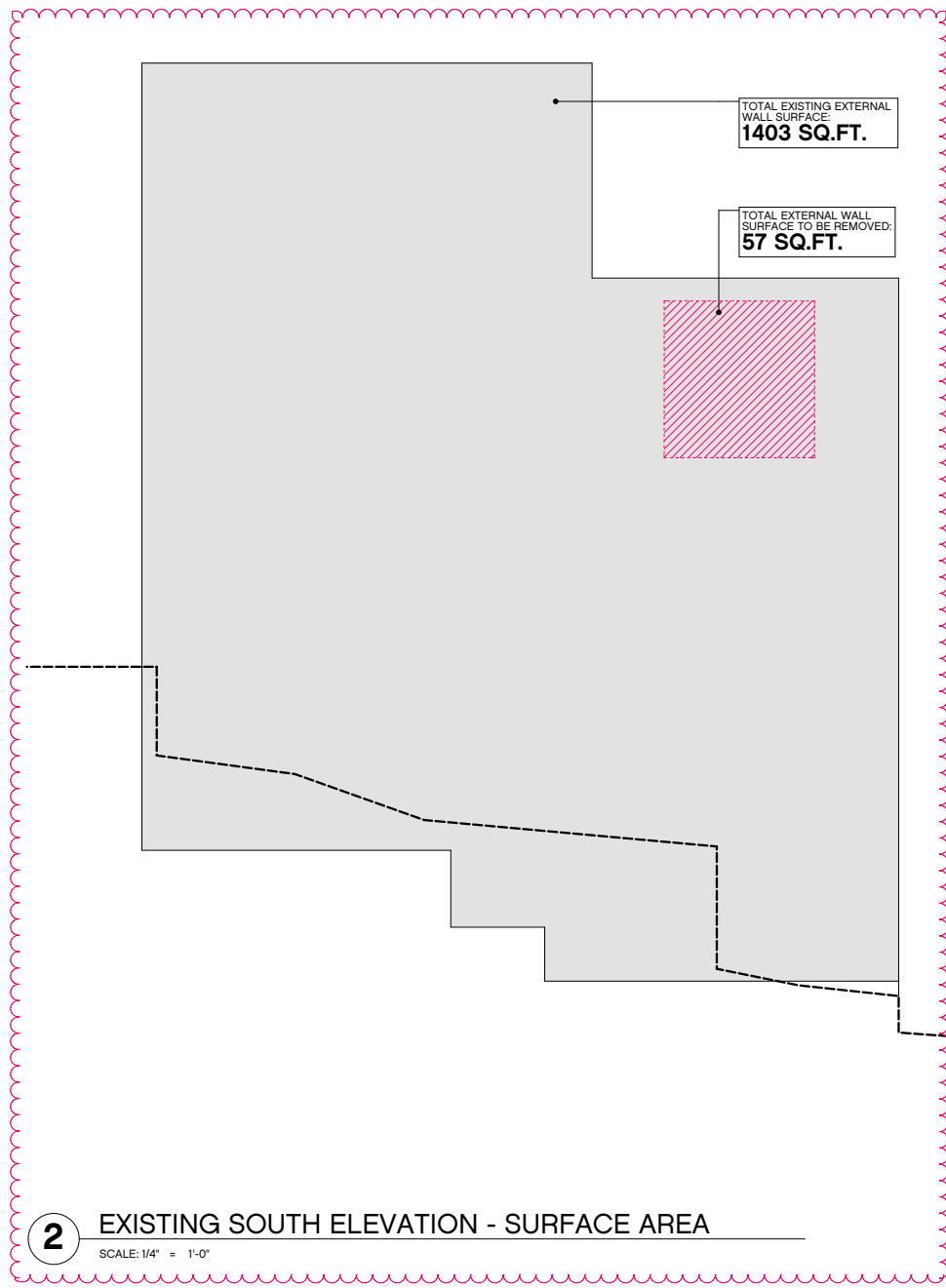


### GENERAL DEMOLITION NOTES

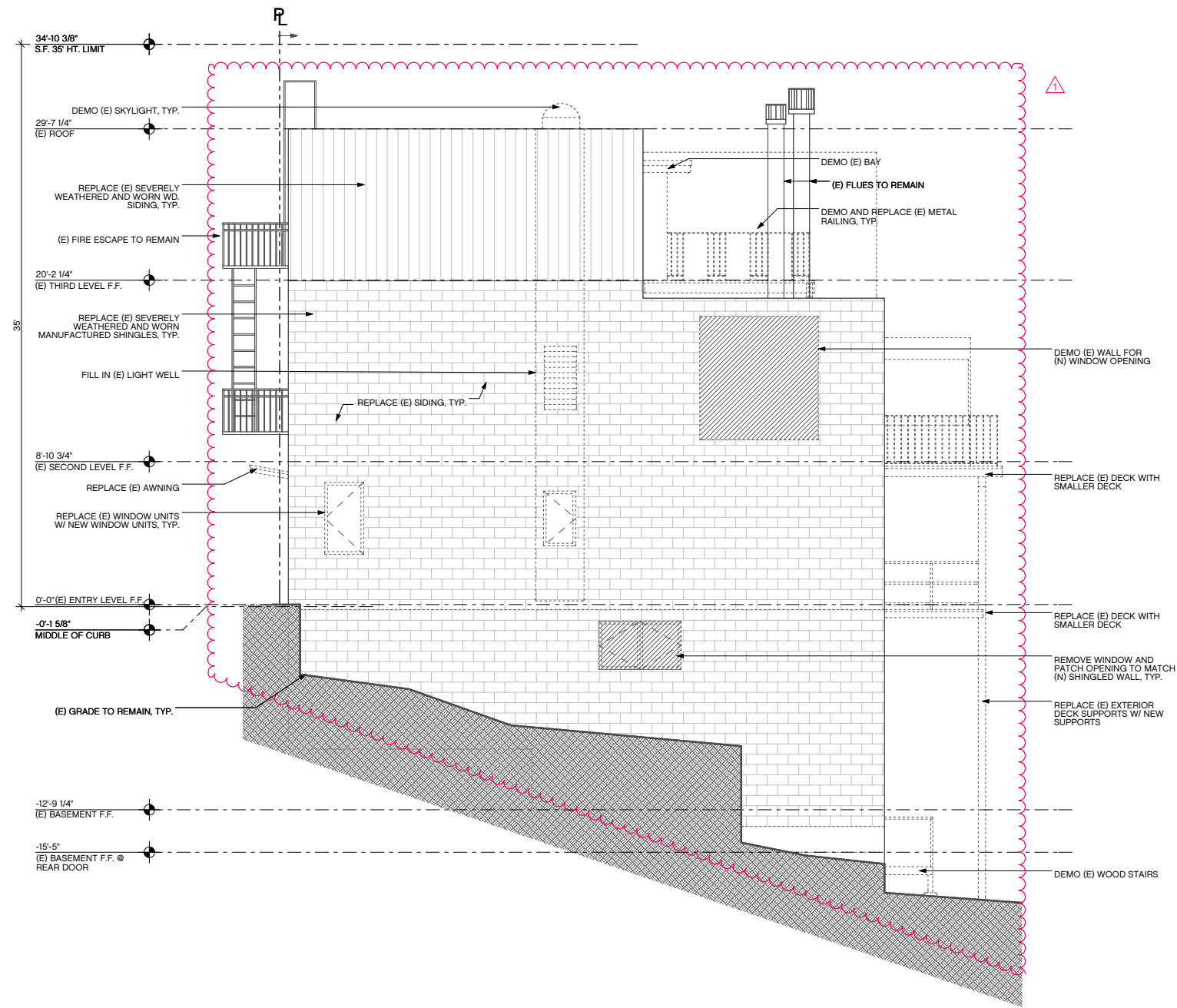
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**2** EXISTING SOUTH ELEVATION - SURFACE AREA  
SCALE: 1/4" = 1'-0"



**1** EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

### PLANNING PERMIT

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EXISTING  
ELEVATIONS

**SF PLANNING CODE ARTICLE 10, SECTION 1005 (F)(3)**

REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM THEIR FUNCTION AS EXTERNAL OR INTERNAL WALLS

TOTAL FACADE AREA		
TOTAL EXISTING AREA:	4532 SQ/FT	100%
TOTAL ALLOWABLE AREA:	1133 SQ/FT	<25%
<b>TOTAL REMOVED AREA:</b>	<b>264 SQ/FT</b>	<b>23.30%</b>

**WALL LEGEND**

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

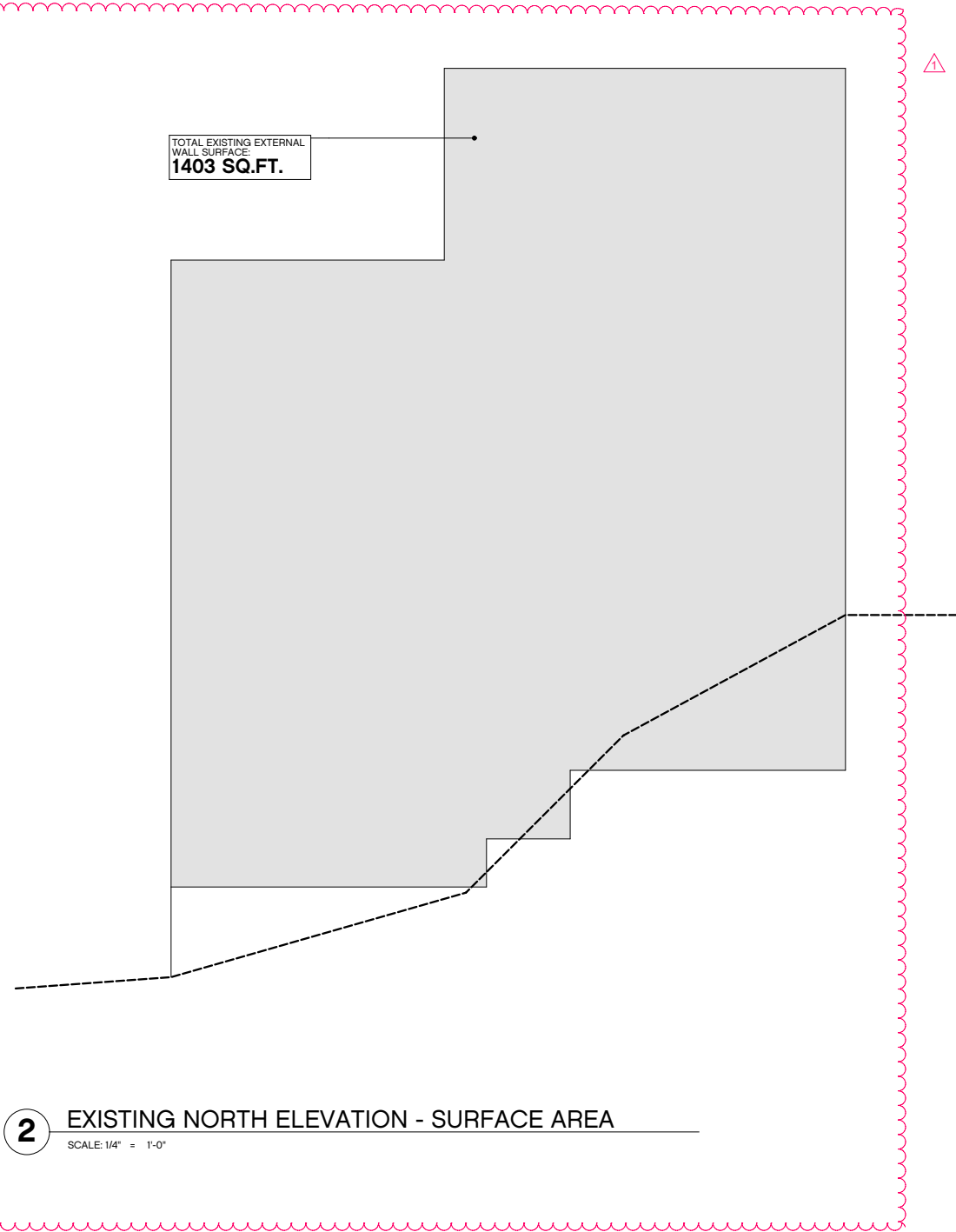
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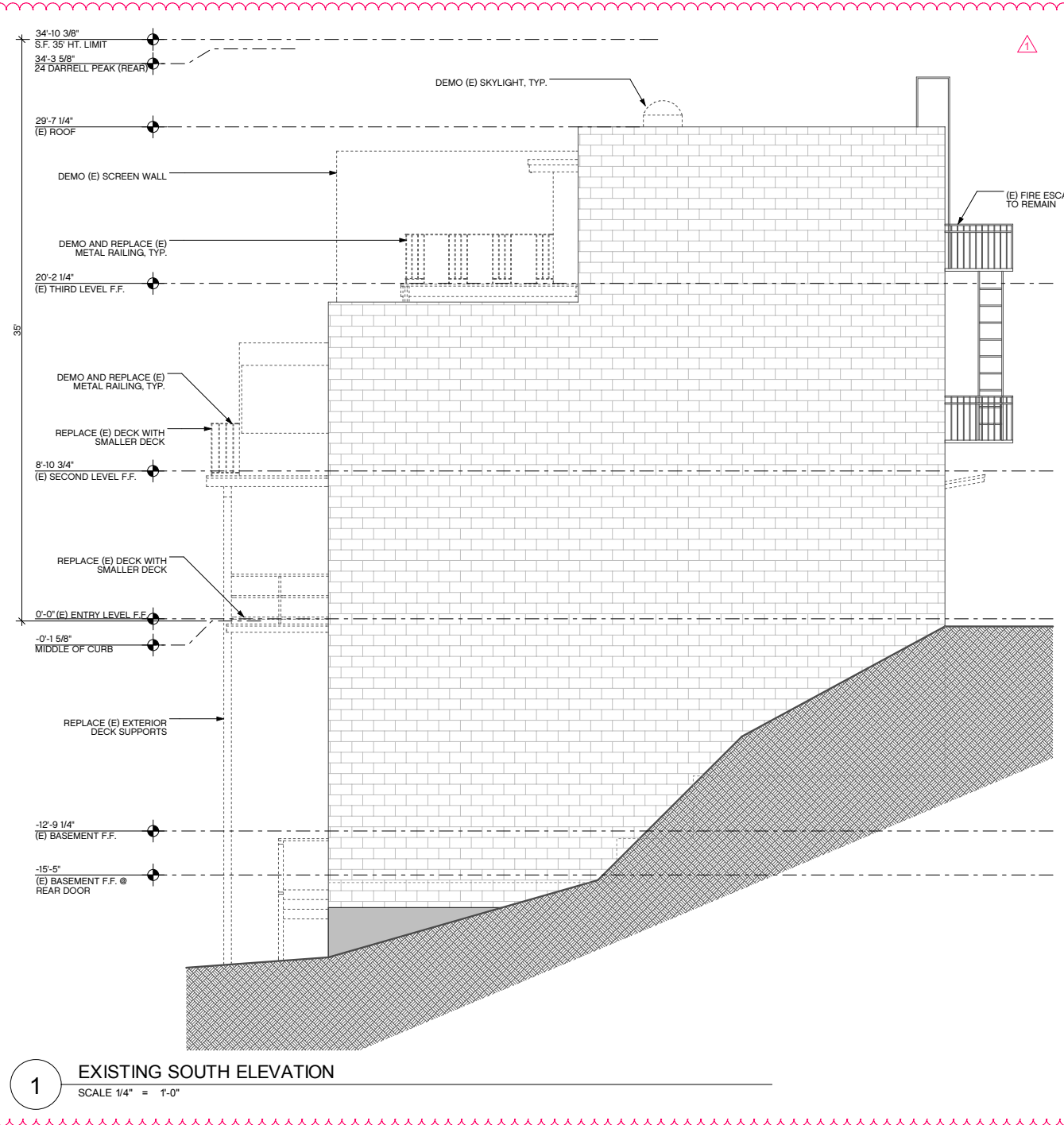
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TOTAL EXISTING EXTERNAL WALL SURFACE  
**1403 SQ.FT.**



**2** EXISTING NORTH ELEVATION - SURFACE AREA  
 SCALE: 1/4" = 1'-0"



**1** EXISTING SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

**PLANNING PERMIT**

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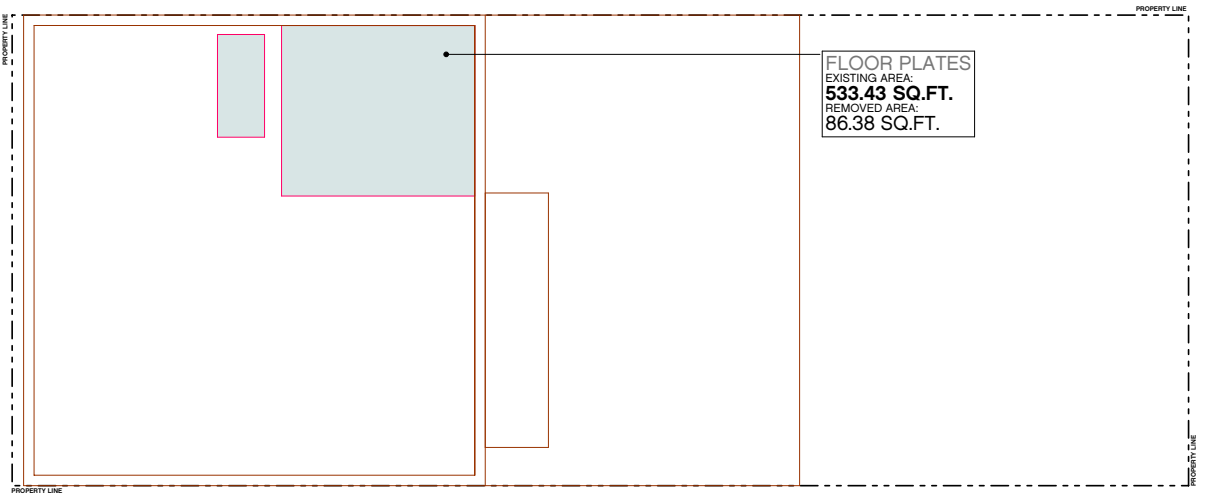
EXISTING ELEVATIONS

**A1.5**



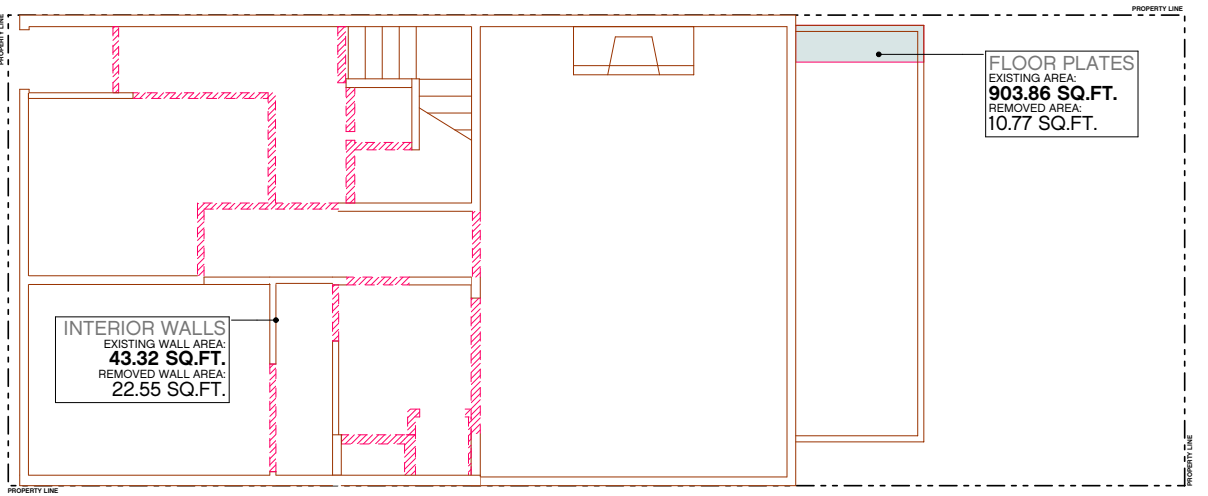
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**FLOOR PLATES**  
 EXISTING AREA:  
**533.43 SQ.FT.**  
 REMOVED AREA:  
**86.38 SQ.FT.**

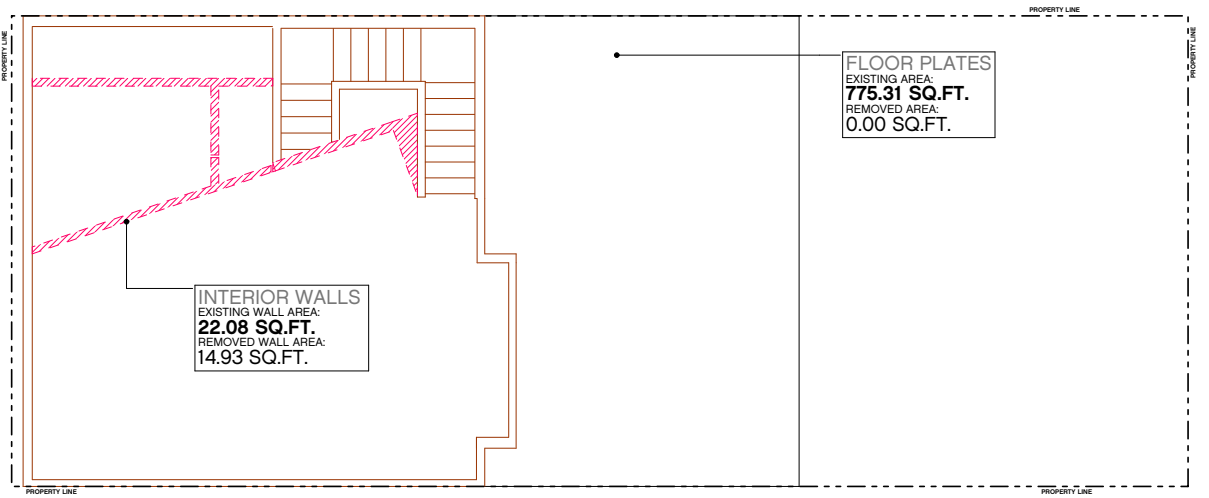
**5** EXISTING ROOF LEVEL  
 SCALE: 1/4" = 1'-0"



**INTERIOR WALLS**  
 EXISTING WALL AREA:  
**43.32 SQ.FT.**  
 REMOVED WALL AREA:  
**22.55 SQ.FT.**

**FLOOR PLATES**  
 EXISTING AREA:  
**903.86 SQ.FT.**  
 REMOVED AREA:  
**10.77 SQ.FT.**

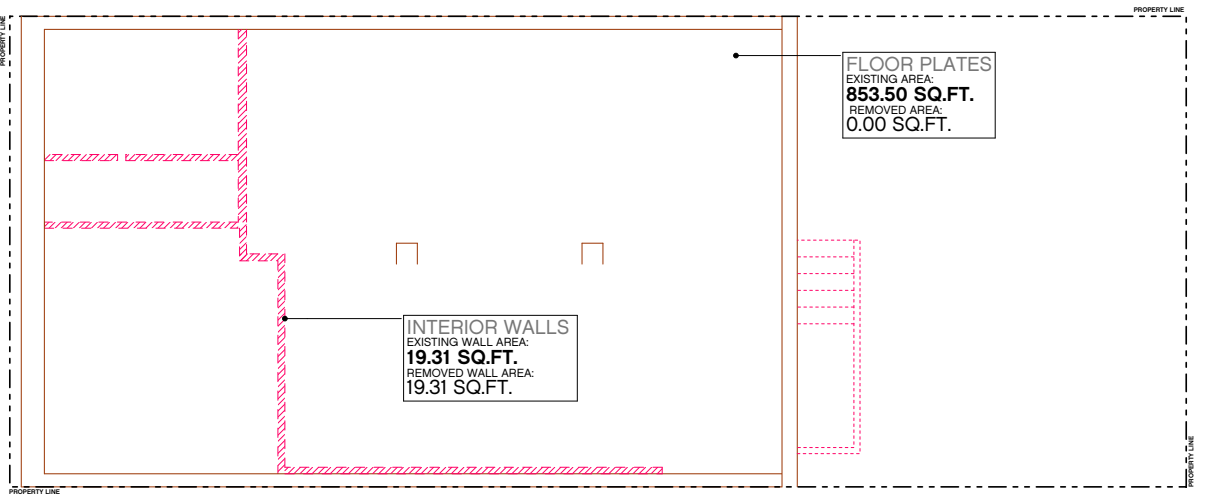
**2** EXISTING FIRST LEVEL  
 SCALE: 1/4" = 1'-0"



**INTERIOR WALLS**  
 EXISTING WALL AREA:  
**22.08 SQ.FT.**  
 REMOVED WALL AREA:  
**14.93 SQ.FT.**

**FLOOR PLATES**  
 EXISTING AREA:  
**775.31 SQ.FT.**  
 REMOVED AREA:  
**0.00 SQ.FT.**

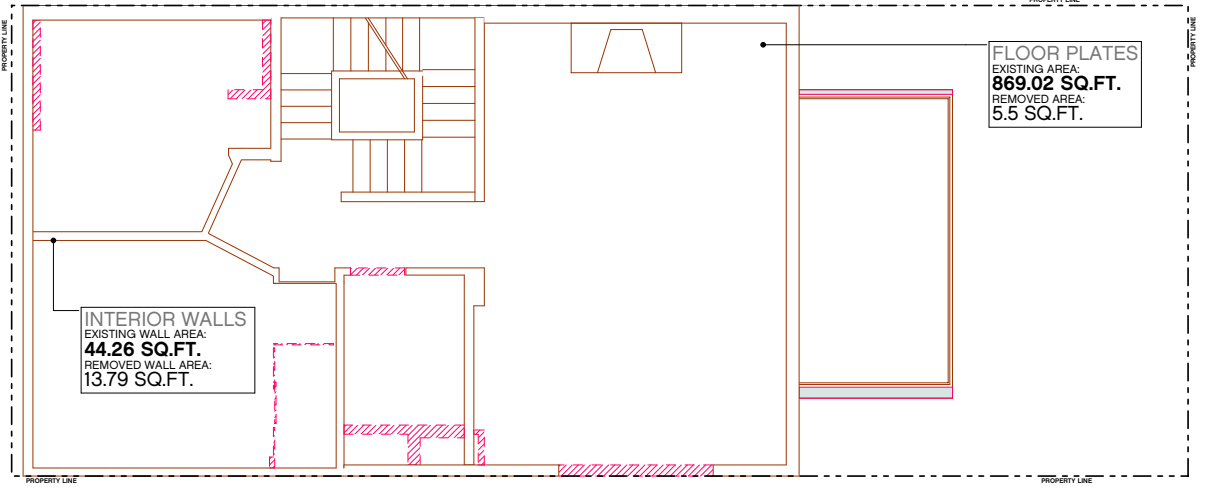
**4** EXISTING THIRD LEVEL  
 SCALE: 1/4" = 1'-0"



**INTERIOR WALLS**  
 EXISTING WALL AREA:  
**19.31 SQ.FT.**  
 REMOVED WALL AREA:  
**19.31 SQ.FT.**

**FLOOR PLATES**  
 EXISTING AREA:  
**853.50 SQ.FT.**  
 REMOVED AREA:  
**0.00 SQ.FT.**

**1** EXISTING BASEMENT LEVEL  
 SCALE: 1/4" = 1'-0"



**INTERIOR WALLS**  
 EXISTING WALL AREA:  
**44.26 SQ.FT.**  
 REMOVED WALL AREA:  
**13.79 SQ.FT.**

**FLOOR PLATES**  
 EXISTING AREA:  
**869.02 SQ.FT.**  
 REMOVED AREA:  
**5.5 SQ.FT.**

**3** EXISTING SECOND LEVEL  
 SCALE: 1/4" = 1'-0"

**SF PLANNING CODE ARTICLE 10, SECTION 1005 (F)(4)**

REMOVAL OF MORE THAN 75% OF THE BUILDING'S INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES

INTERNAL WALLS		FLOOR PLATES			
TOTAL EXISTING AREA:	128.97 SQ/FT	100%	TOTAL EXISTING AREA:	3935.12 SQ/FT	100%
TOTAL ALLOWABLE AREA:	96.73 SQ/FT	<75%	TOTAL ALLOWABLE AREA:	2951.34 SQ/FT	<75%
TOTAL REMOVED AREA:	70.58 SQ/FT	<b>54.73%</b>	TOTAL REMOVED AREA:	102.65 SQ/FT	<b>2.61%</b>

**PLANNING PERMIT**

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**DEMOLITION PLANS**

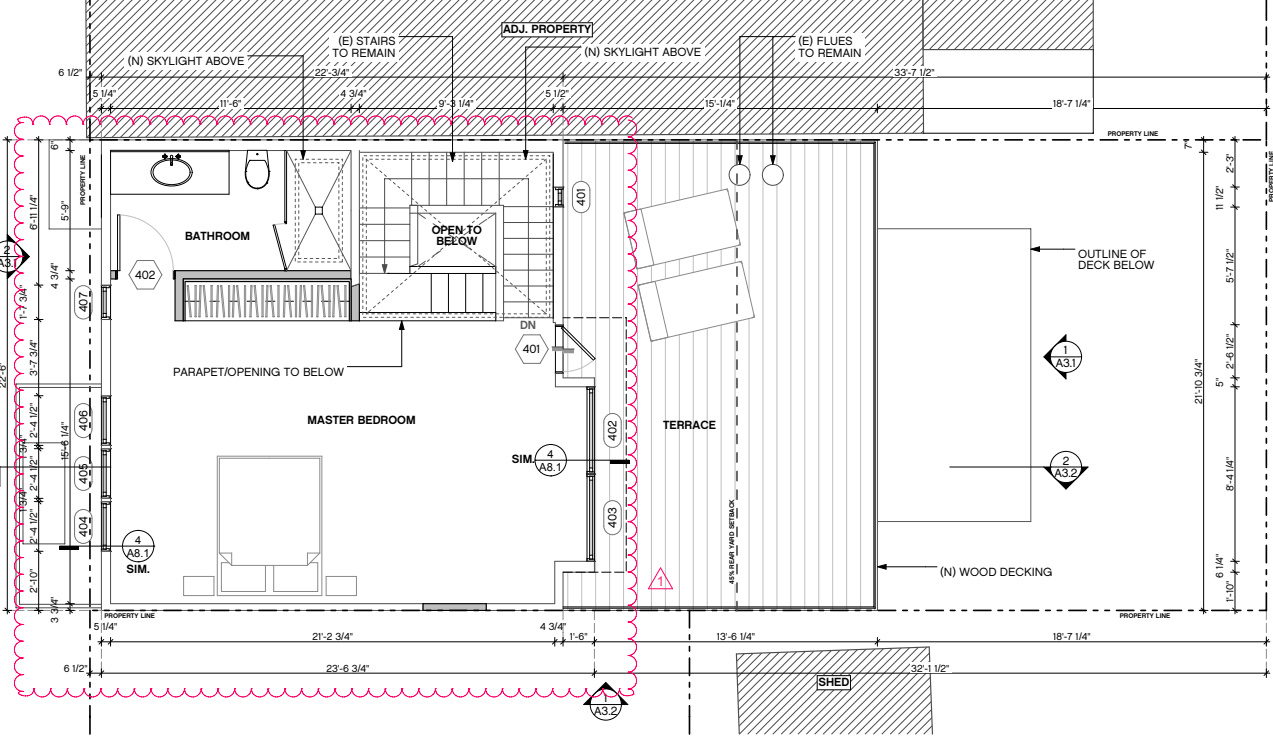
**A1.6**

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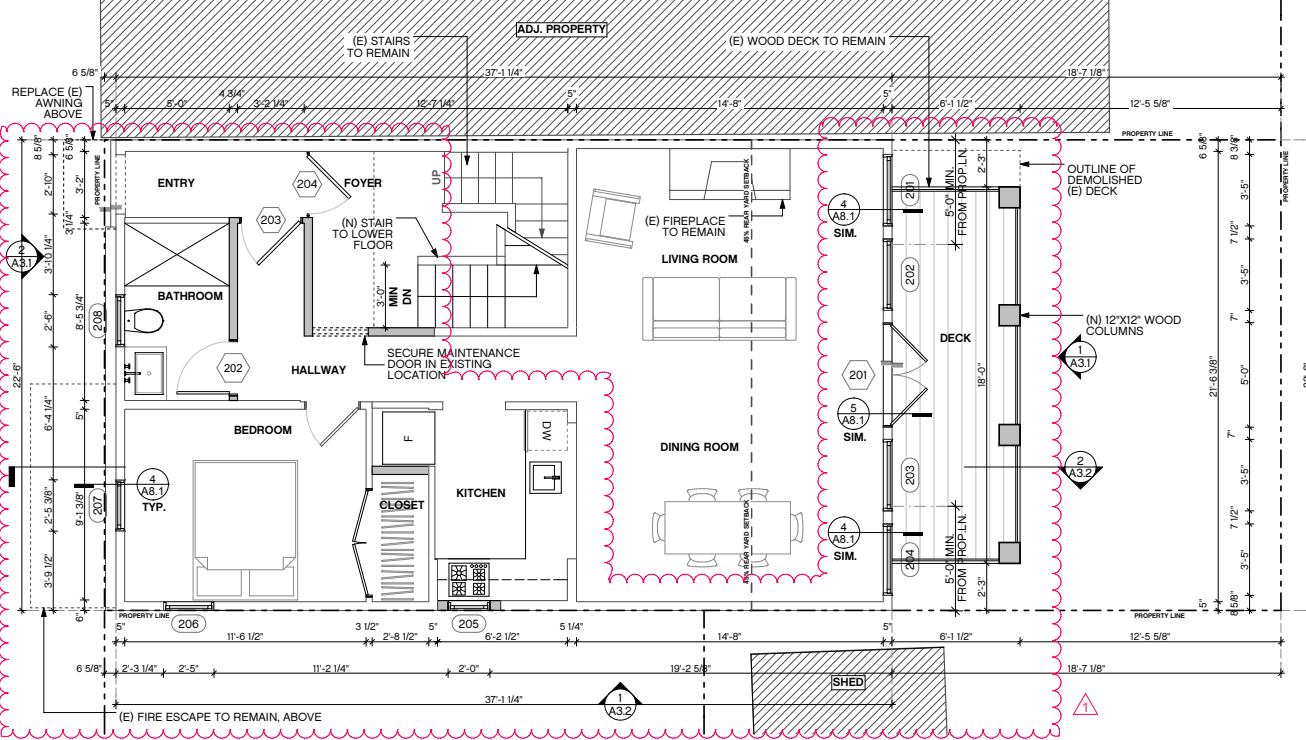
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**WALL LEGEND**

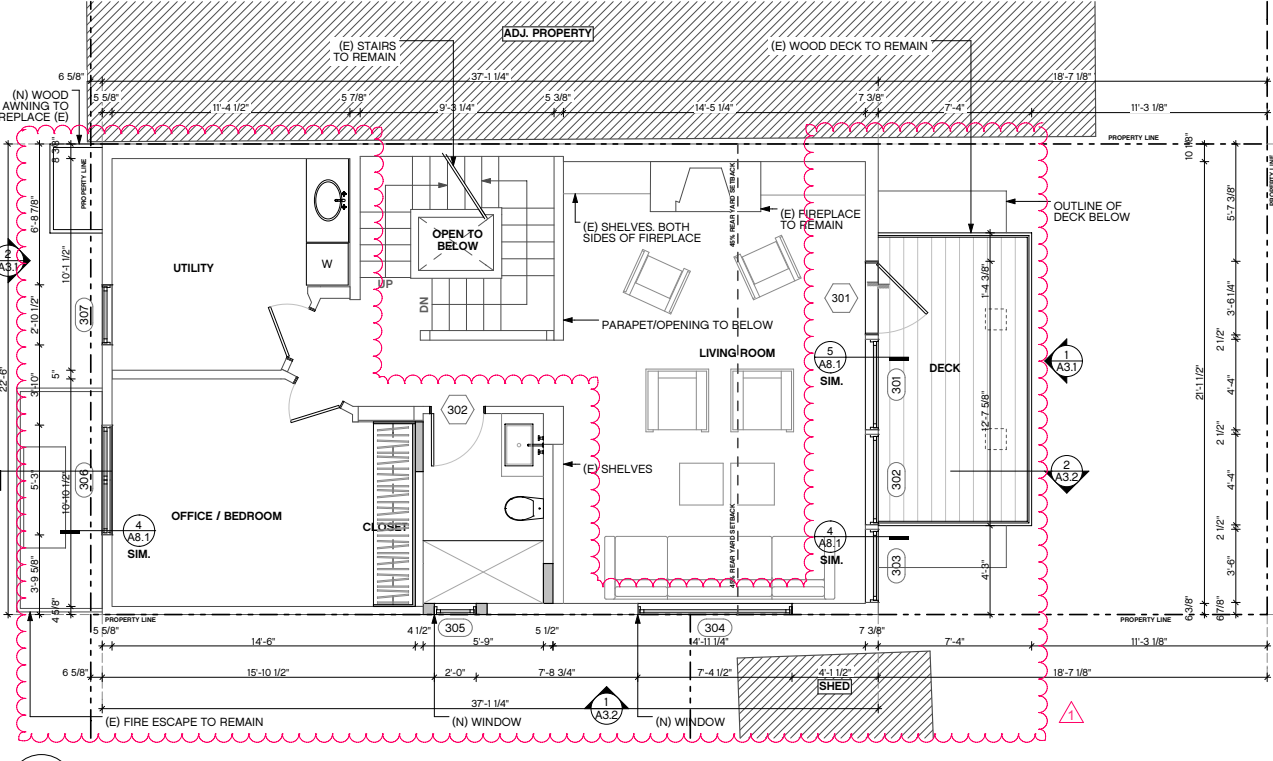
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL



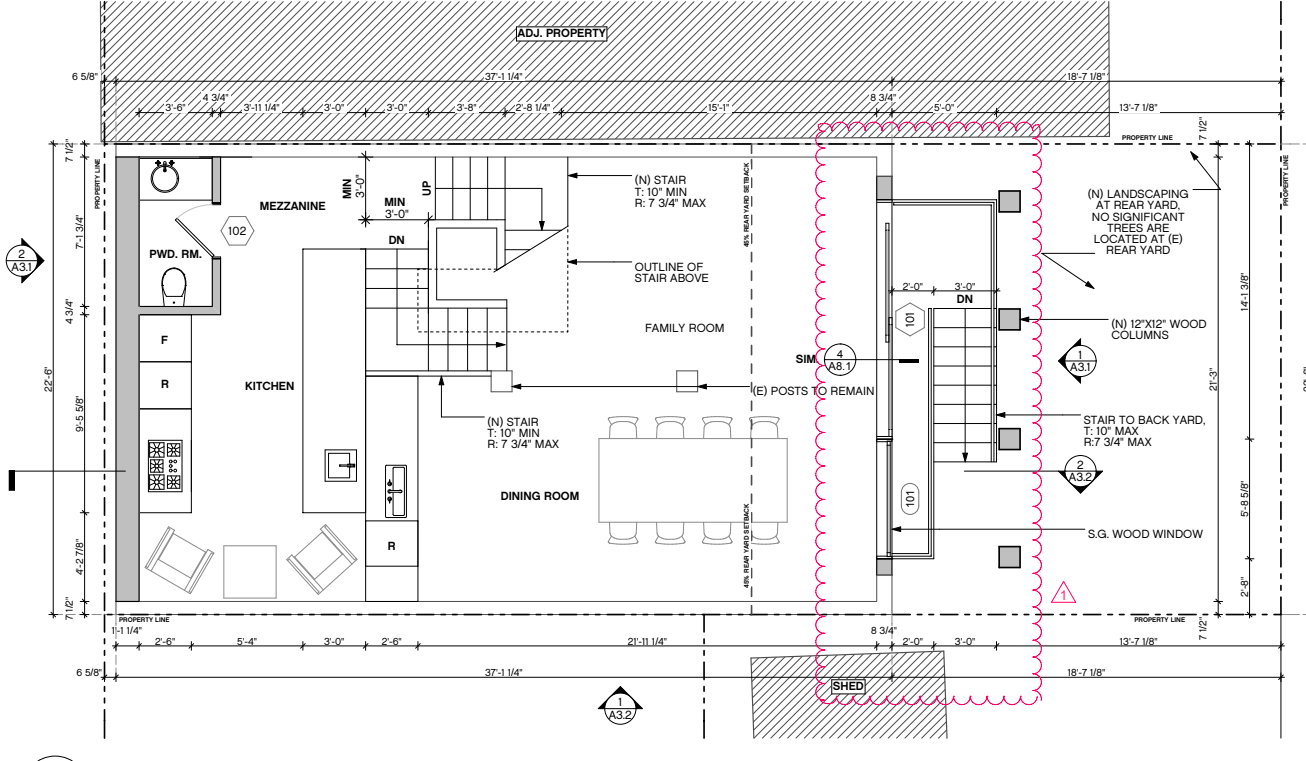
**4 PROPOSED FOURTH FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



**2 PROPOSED SECOND FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



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



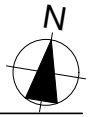
**1 PROPOSED FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

**PLANNING PERMIT**

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PROPOSED PLANS



**A2.1**

**WALL LEGEND**

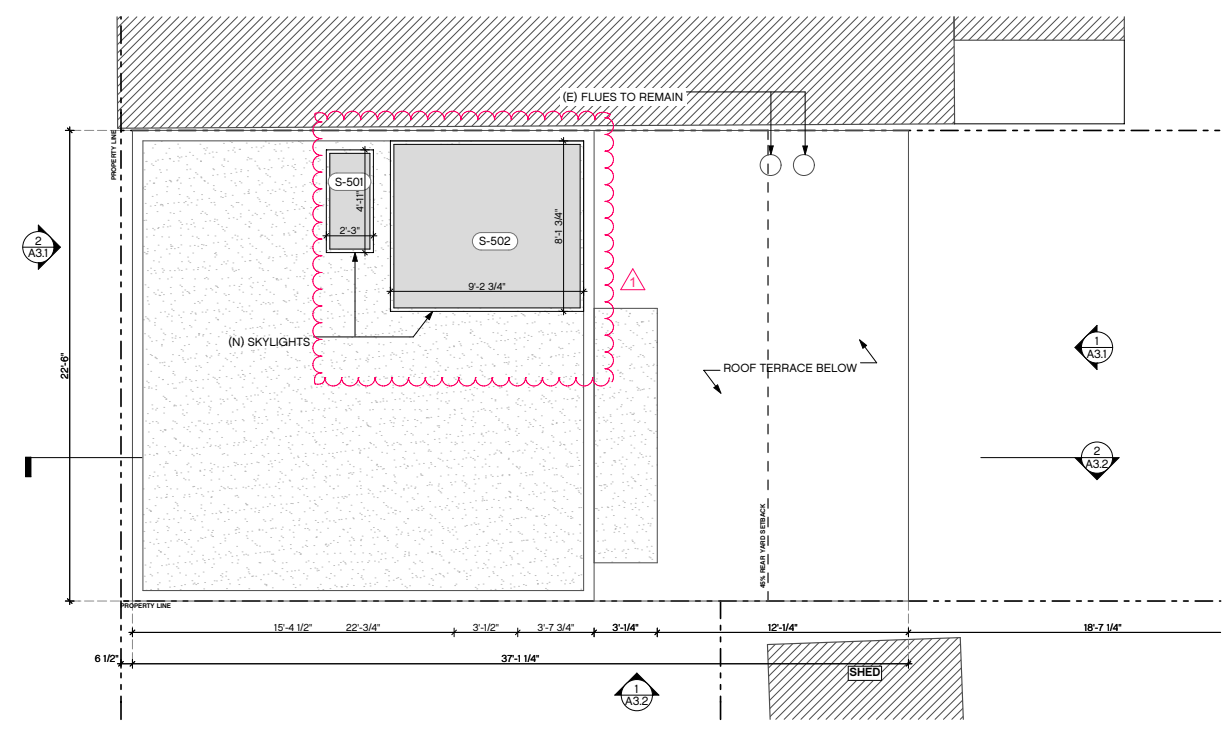
-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

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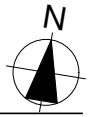
**1 PROPOSED ROOF PLAN**  
 SCALE 1/4" = 1'-0"

**PLANNING PERMIT**

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**PROPOSED PLANS**

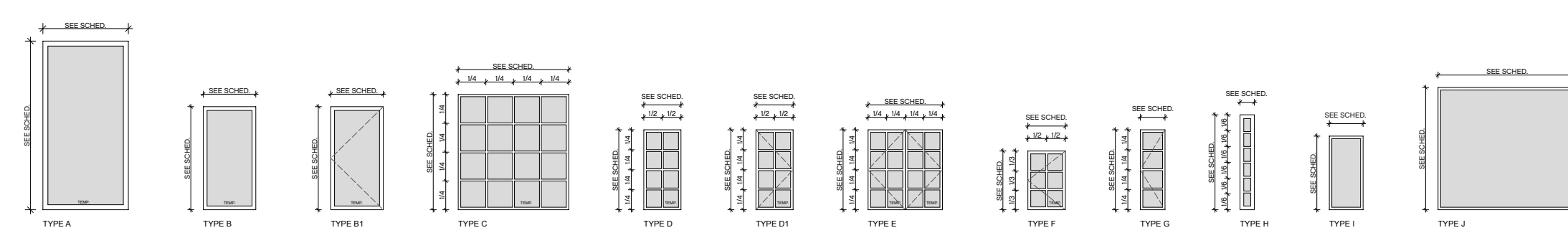


**A2.2**

WINDOW SCHEDULE							
MARK	TYPE	MANUFACTURER	W x H	MATERIAL	FINISH	HARDWARE	NOTES/REMARKS
101	A	T.B.D.	5'-8 3/4"x11'-3"	WOOD	S.G.	T.B.D.	
201	B	T.B.D.	3'-5"x4'-5"	WOOD	S.G.	T.B.D.	
202	B1	T.B.D.	3'-5"x4'-5"	WOOD	S.G.	T.B.D.	
203	B1	T.B.D.	3'-5"x4'-5"	WOOD	S.G.	T.B.D.	
204	B	T.B.D.	3'-5"x4'-5"	WOOD	S.G.	T.B.D.	
205	D	T.B.D.	2"x3'-5"	WOOD	S.G.	T.B.D.	
206	D	T.B.D.	2'-5"x4'-5 3/4"	WOOD	S.G.	T.B.D.	
207	D	T.B.D.	2'-5 1/2"x4'-5 3/4"	WOOD	S.G.	T.B.D.	
208	F	T.B.D.	2'-6"x3'-11"	WOOD	S.G.	T.B.D.	
301	B	T.B.D.	4'-4"x6'-10 1/2"	WOOD	S.G.	T.B.D.	
302	B	T.B.D.	4'-4"x6'-10 1/2"	WOOD	S.G.	T.B.D.	
303	B1	T.B.D.	3'-6"x6'-10 1/2"	WOOD	S.G.	T.B.D.	
304	C	T.B.D.	7'-4 1/2"x7'-8 1/4"	WOOD	S.G.	T.B.D.	
305	D	T.B.D.	2"x3'-5"	WOOD	S.G.	T.B.D.	
306	E	T.B.D.	5'-3"x4'-4 1/2"	WOOD	S.G.	T.B.D.	
307	F	T.B.D.	2'-10 1/2"x3'-11"	WOOD	S.G.	T.B.D.	
401	H	T.B.D.	0'-11 1/2"x6'-4"	WOOD	S.G.	T.B.D.	
402	B	T.B.D.	4'-2"x6'-7 1/4"	WOOD	S.G.	T.B.D.	
403	B	T.B.D.	4'-2"x6'-7 1/4"	WOOD	S.G.	T.B.D.	
404	D1	T.B.D.	2'-4 1/2"x5'-4"	WOOD	S.G.	T.B.D.	
405	D	T.B.D.	2'-4 1/2"x5'-4"	WOOD	S.G.	T.B.D.	
406	D1	T.B.D.	2'-4 1/2"x5'-4"	WOOD	S.G.	T.B.D.	
407	G	T.B.D.	1'-7 3/4"x5'-4"	WOOD	S.G.	T.B.D.	
S-501	I	T.B.D.	2'-3"x4'-11"	ALUM.		T.B.D.	SKYLIGHT, LAMINATED GLASS
S-502	J	T.B.D.	9'-2 3/4"x8'-1 3/4"	ALUM.		T.B.D.	SKYLIGHT, LAMINATED GLASS

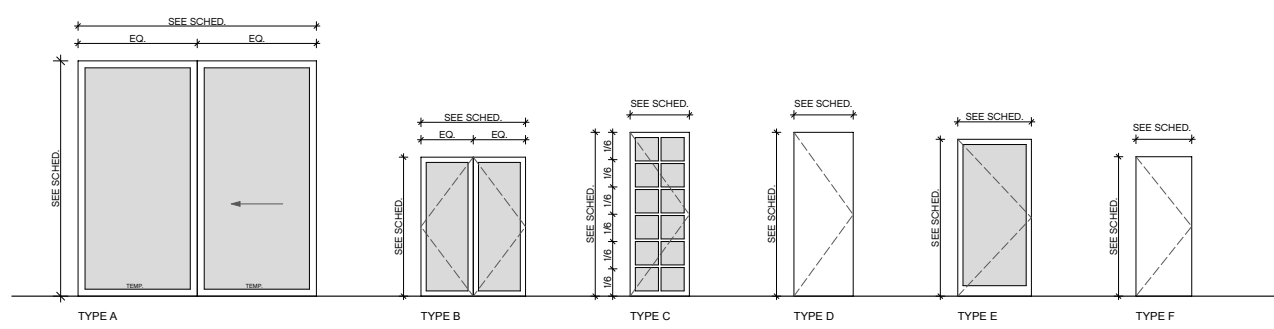
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**2 WINDOW TYPES**

EXTERIOR DOOR SCHEDULE											
MARK	TYPE	MANUFACTURER	WIDTH	HEIGHT	THK.	MATERIAL	FINISH	FRAME		HARDWARE SET	REMARKS
								MATERIAL	FINISH		
101	A	T.B.D.	11'-2 1/4"	6'-8"	0'-1 3/4"	GLASS		WOOD	S.G.		
102	F	T.B.D.	2'-6"	6'-8"	0'-1 1/2"	WOOD	S.G.	WOOD	S.G.		
201	B	T.B.D.	4'-10"	6'-8"	0'-1 1/4"	GLASS		WOOD	S.G.		
202	F	T.B.D.	2'-6"	6'-8"	0'-1 1/2"	WOOD	S.G.	WOOD	S.G.		
203	D	T.B.D.	2'-10"	7'-8"	0'-1 3/4"	WOOD	S.G.	WOOD	S.G.	ENTRY	
204	C	T.B.D.	2'-10"	7'-8"	0'-1 3/4"	WOOD	S.G.	WOOD	S.G.	FRONT ENTRY	
301	E	T.B.D.	3'-4 1/4"	6'-8"	0'-1 1/2"	GLASS		WOOD	S.G.		
302	F	T.B.D.	2'-6"	6'-8"	0'-1 1/2"	WOOD	S.G.	WOOD	S.G.		
401	E	T.B.D.	2'-2"	6'-8"	0'-1 1/2"	GLASS		WOOD	S.G.		
402	F	T.B.D.	2'-8"	6'-8"	0'-1 1/2"	WOOD	S.G.	WOOD	S.G.		



**1 DOOR TYPES**

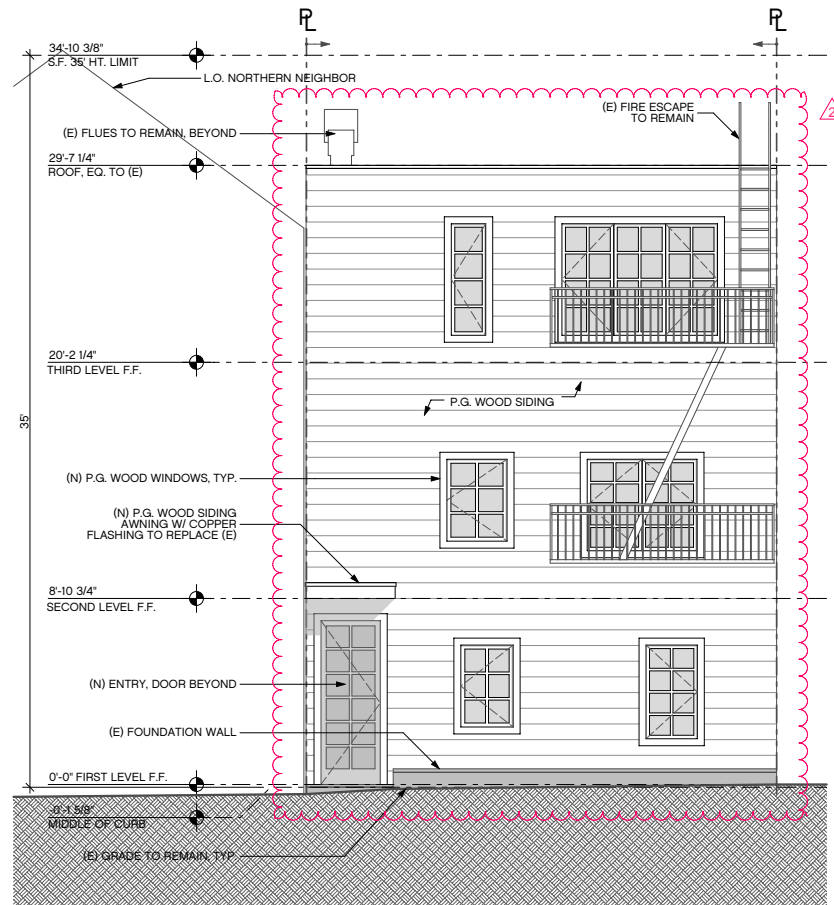
**PLANNING PERMIT**

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REVISION - 02.07.2012	MM

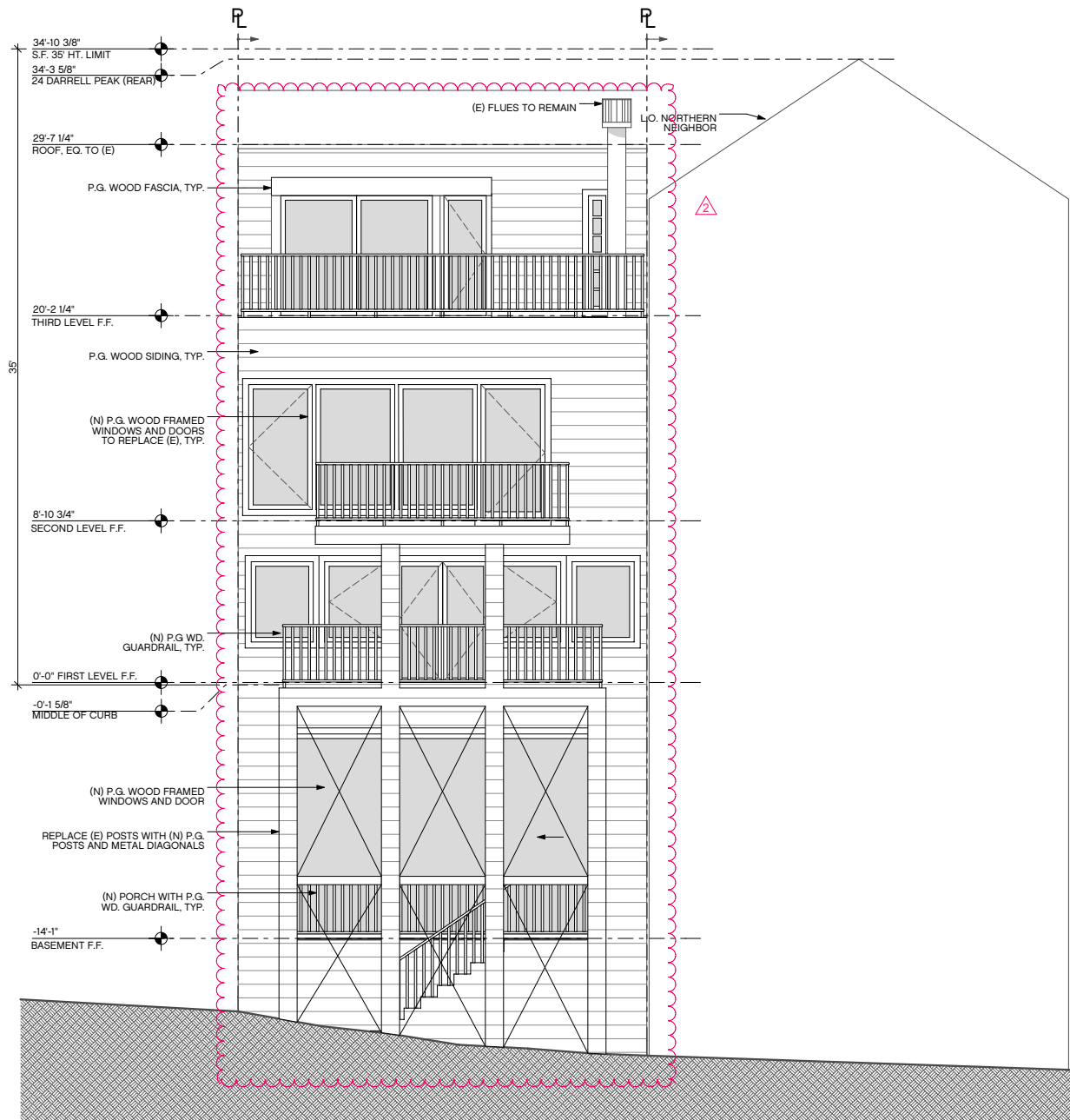
job#:	1105
date:	07.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

**DOOR/WINDOW SCHEDULES**

**20-22 DARRELL PLACE**  
 20-22 DARRELL PLACE, SAN FRANCISCO, CA 94133



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



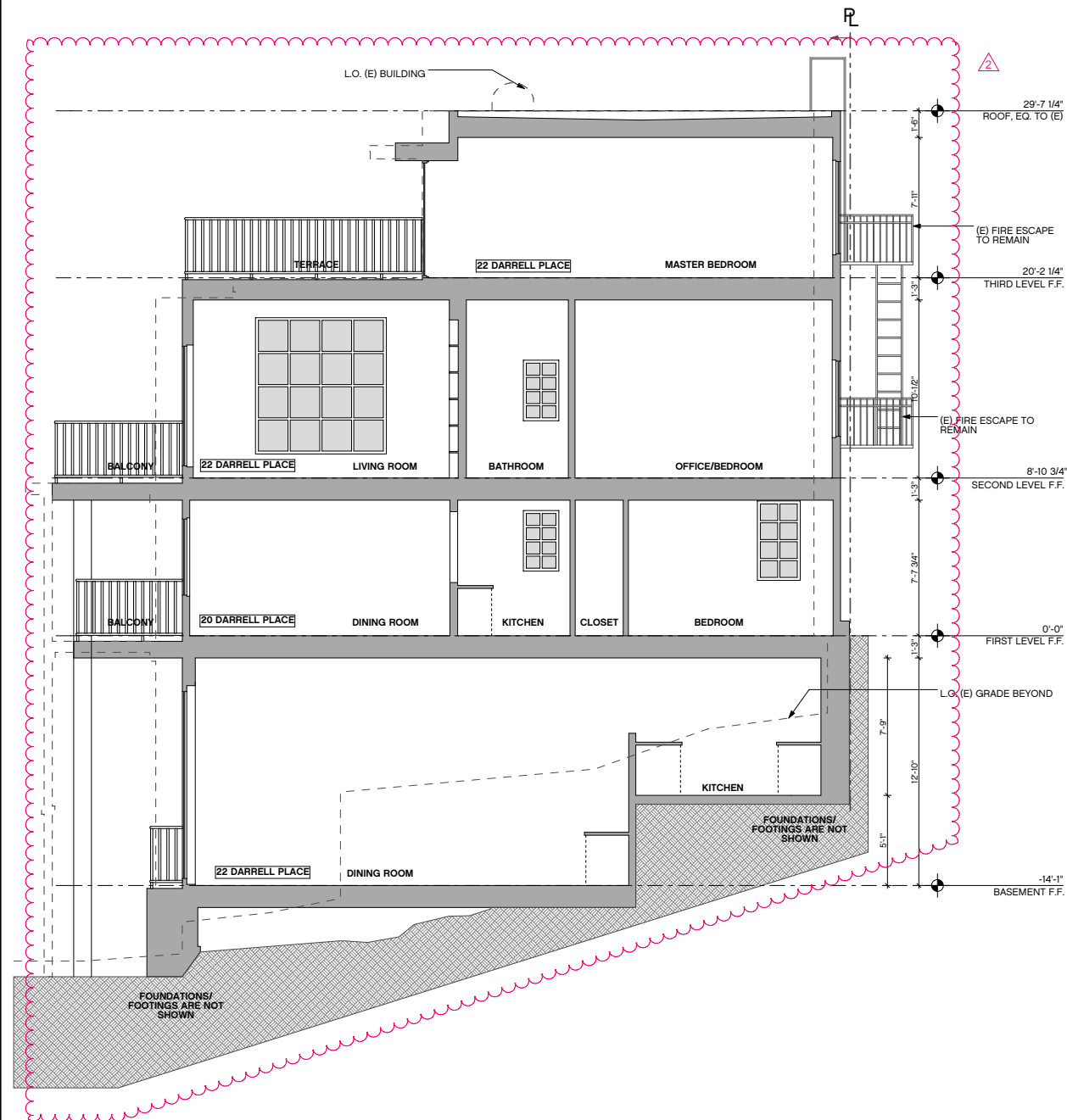
**1 PROPOSED EAST ELEVATION**  
 SCALE 1/4" = 1'-0"

**PLANNING PERMIT**

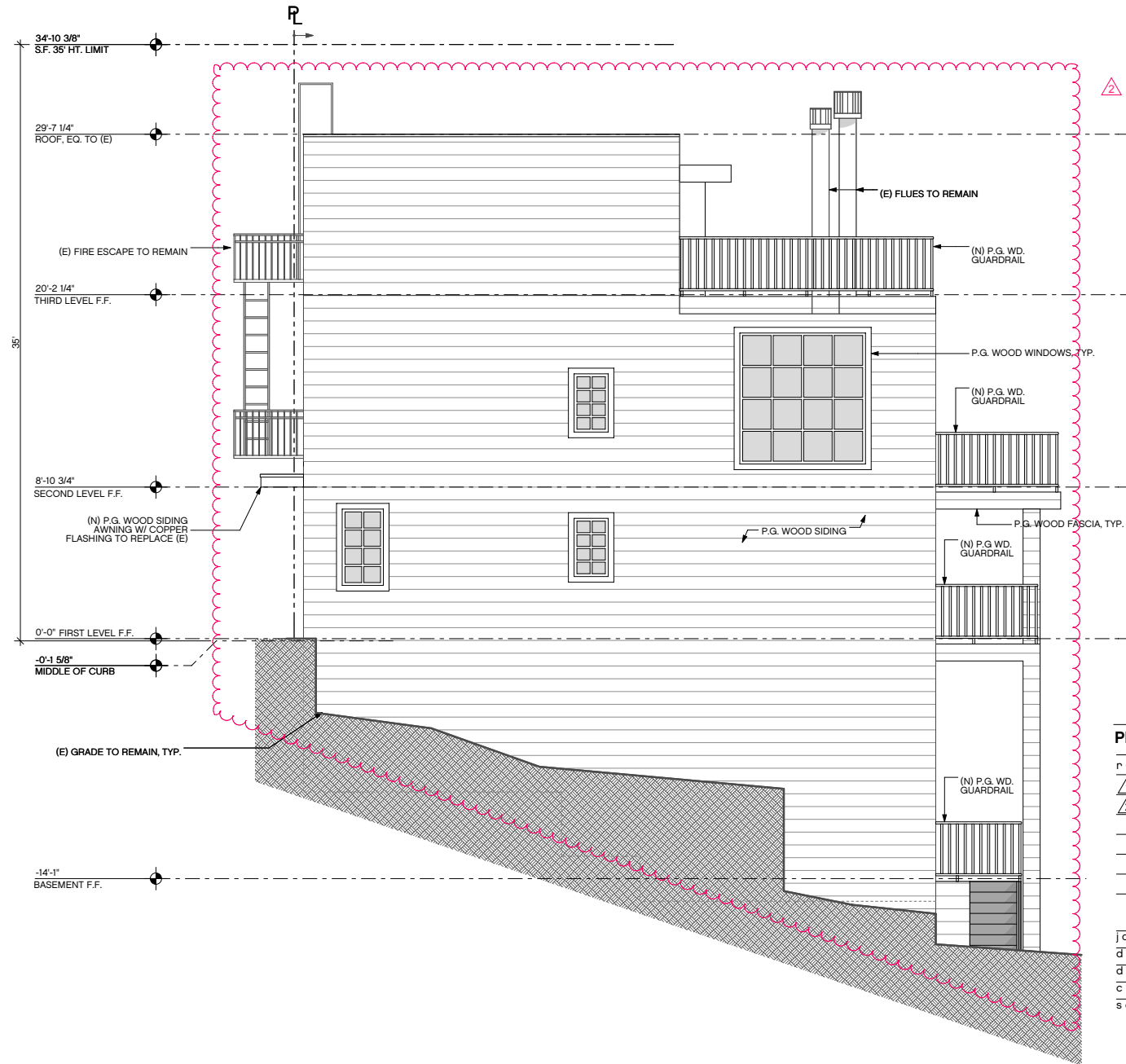
revisions	by:
1 REVISION - 02.07.2012	MM
2 REVISION - 04.20.2012	MM

job#:	1105
date:	07.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

**PROPOSED ELEVATIONS**



**2** PROPOSED EAST-WEST BUILDING SECTION  
 SCALE 1/4" = 1'-0"



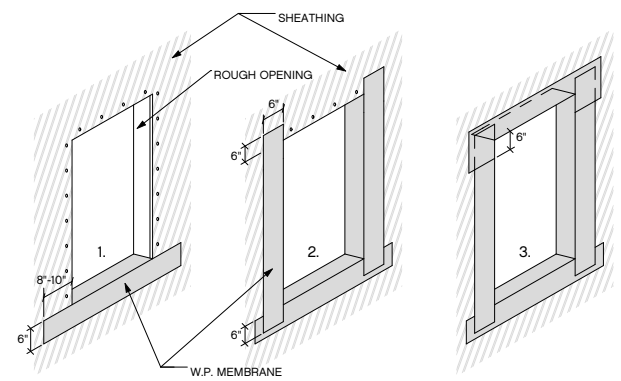
**1** PROPOSED SOUTH ELEVATION  
 SCALE 1/4" = 1'-0"

**PLANNING PERMIT**

revisions	by:
1 REVISION - 02.07.2012	MM
2 REVISION - 04.20.2012	MM

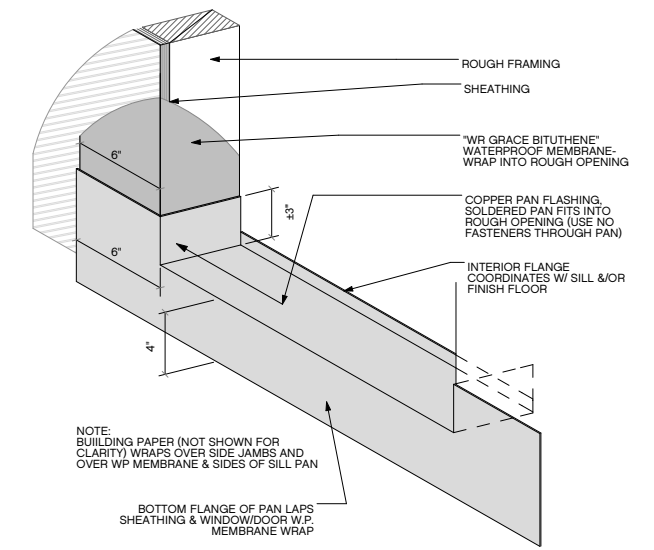
job#:	1105
date:	07.29.2011
drawn:	LW
checked:	GF
scale:	AS NOTED

**PROPOSED  
 ELEVATION &  
 SECTION**

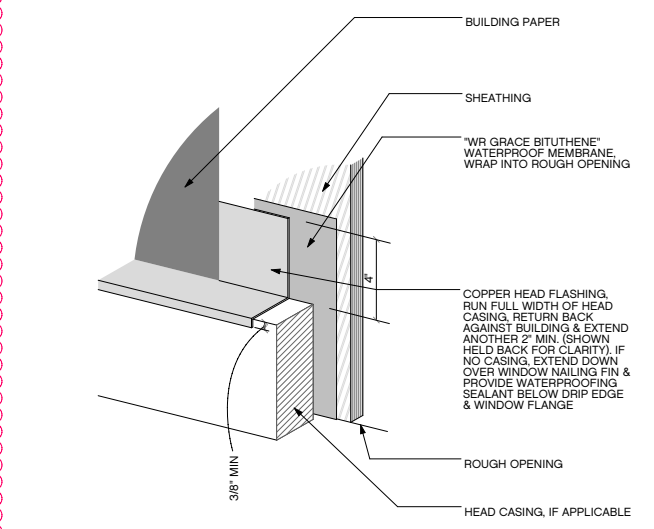


1. INSTALL W.P. GRACE BITUTHENE WATERPROOF (W.P.) MEMBRANE AT SILL & FOLD 6" DOWN, EXTENDING 8"-10" TO EACH SIDE. DO NOT ATTACH LOWER EDGE; IT WILL LAP OVER BUILDING PAPER.
2. INSTALL W.P. GRACE BITUTHENE W.P. MEMBRANE TO JAMBS OF ROUGH OPENING & FOLD MIN. 6" OVER SHEATHING, 6" ABOVE ROUGH OPENING & 6" BELOW ROUGH OPENING TO LAP OVER PAN FLASHING. BUILDING PAPER TO LAP OVER JAMB MEMBRANE.
3. INSTALL W.P. GRACE BITUTHENE W.P. MEMBRANE TO WRAP INTO ROUGH OPENING AT WINDOW/DOOR HEAD. EXTEND 6" BELOW TOP OF ROUGH OPENING TO LAP OVER JAMB W.P. MEMBRANE.

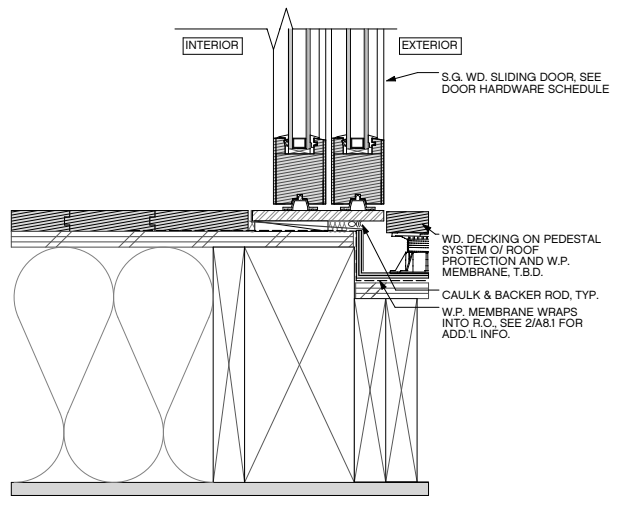
**3 TYP. WINDOW/DOOR W.P. MEMBRANE WRAP** 3"=1'-0"  
SCALE: 0 3 in. 6 in. 1 Ft. 2 Ft.



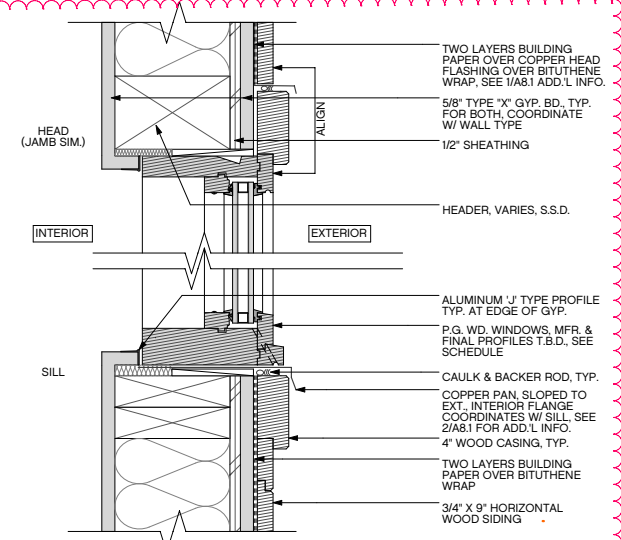
**2 TYP. WINDOW/DOOR PAN FLASHING @ SILL** 3"=1'-0"  
SCALE: 0 3 in. 6 in. 1 Ft. 2 Ft.



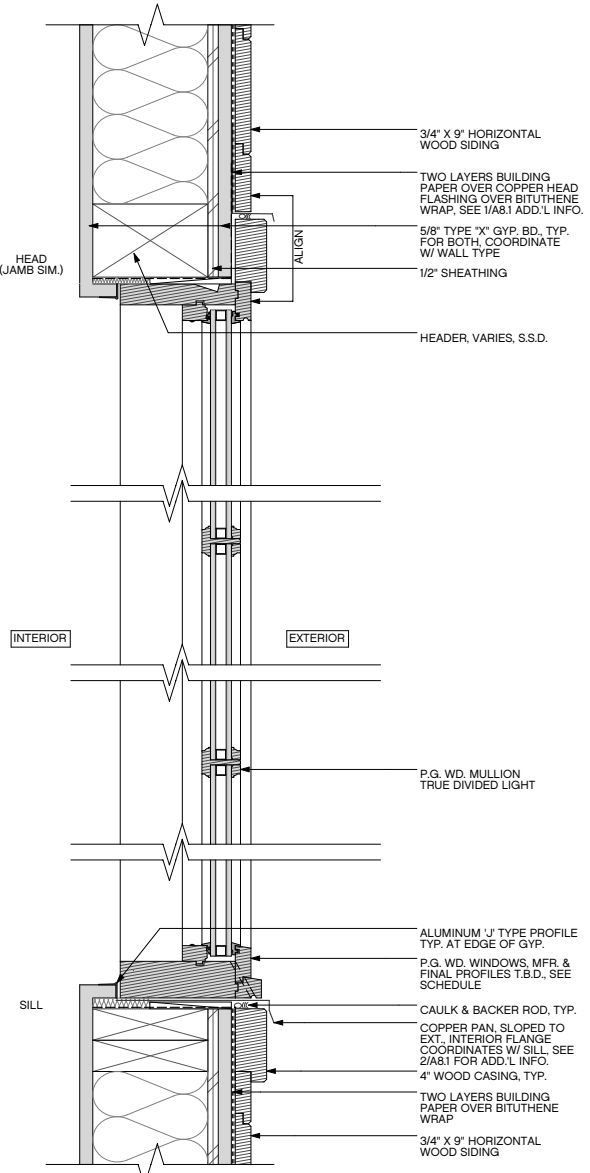
**1 TYP. WINDOW/DOOR PAN FLASHING @ HEAD** 3"=1'-0"  
SCALE: 0 3 in. 6 in. 1 Ft. 2 Ft.



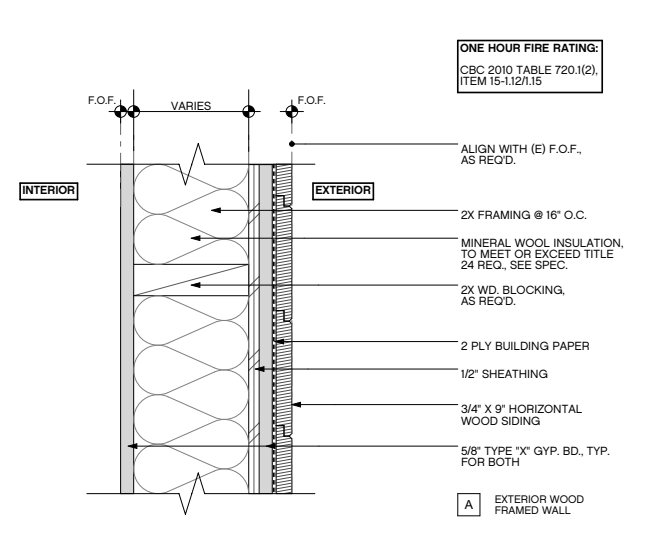
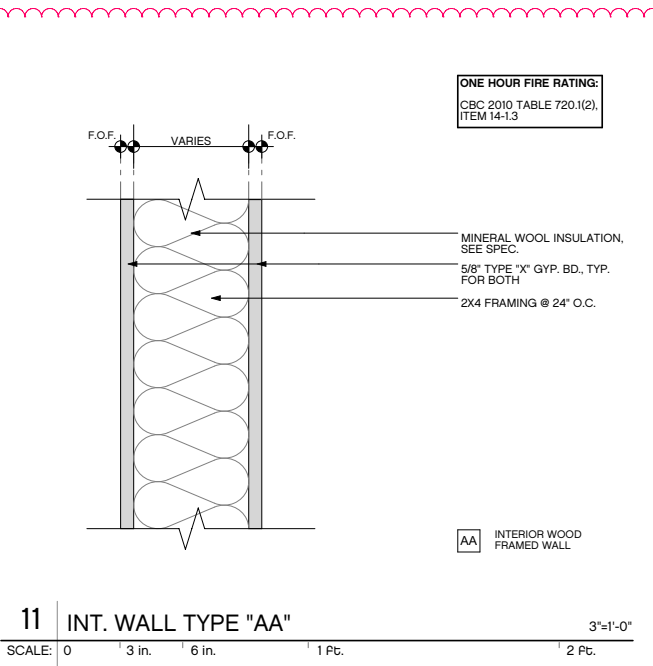
**5 TYP. WOOD CLAD DOOR SILL** 3"=1'-0"  
SCALE: 0 3 in. 6 in. 1 Ft. 2 Ft.



**4 TYP. WINDOW @ EXT. WALL** 3"=1'-0"  
SCALE: 0 3 in. 6 in. 1 Ft. 2 Ft.



**7 TYP. MULTI-LIGHT WINDOW @ EXT. WALL** 3"=1'-0"  
SCALE: 0 3 in. 6 in. 1 Ft. 2 Ft.



**10 EXT. WALL TYPE 'A'** 3"=1'-0"  
SCALE: 0 3 in. 6 in. 1 Ft. 2 Ft.

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2	REVISION - 04.20.2012 MM

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**EXTERIOR DETAILS**