



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: MARCH 7, 2012

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Filing Date: December 21, 2011
Case No.: **2011.1426A**
Project Address: **17 ALTA STREET**
Historic Landmark: Telegraph Hill Historic District
Zoning: RH-3 (Residential, House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 0106/040
Applicant: Mike Garavaglia
Garavaglia Architects Inc.
582 Market Street #1800
San Francisco, CA 94104
Staff Contact: Pilar LaValley - (415) 575-9084
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Reviewed By: Tim Frye - (415) 575-6822
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PROPERTY DESCRIPTION

17 ALTA STREET, south side between Montgomery Street and Telegraph Hill cliff, Assessor's Block 0106, Lot 040. The subject building, constructed circa 1876, is designated as a 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 two-story, single-family residential building with a low-pitched, front-facing gable roof. The front façade is clad with asbestos shingles; cladding on other elevations consists of horizontal wood siding. Windows on front façade and east elevation consist of multi-light, wood, double-hung sash. There is a garage at the basement level. Due to site topography, there is an occupied basement floor that opens to the side (cliff) elevation and rear yard.

PROJECT DESCRIPTION

The proposed project involves work at front façade, roof, and rear elevation. At front façade, asbestos shingles will be removed and original wood siding and window trim will be restored based on physical evidence, and existing front stair will be repaired. The existing asphalt shingle roof will be replaced in-kind. At the rear, existing rear additions will be removed and a two-story horizontal rear addition with shed roof will be constructed. The addition will be approximately 13 feet deep and 22 feet wide. The addition will be clad with vertical wood siding and will have large, deeply recessed (8 inch) windows. The proposed project is described in architectural plans prepared by Garavaglia Architects Inc., dated February 15, 2012.

OTHER ACTIONS REQUIRED

Proposed work requires 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:

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.

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 work will occur on the rear of the building and will not impact any historic materials or alter features or spaces that characterize the property.

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 addition will be clearly differentiated so as to avoid creating a false sense of history.

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

Asbestos shingles will be removed at front façade and historic horizontal wood siding will be repaired and restored.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the

old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Extant wood siding will be retained and repaired at front façade. Where deteriorated beyond repair, siding will be patched with matching material salvaged from rear elevation. Physical evidence from scarring on wood siding will be used to substantiate replacement of wood trim at windows.

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 proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The proposed work will occur on the rear (secondary) façade and will not alter the building's appearance from Alta Street. Due to topography, the rear addition will be visible from limited viewpoints outside the historic district, including The Embarcadero, however, the addition has been scaled to respect the height and massing of the existing building and surrounding contributing properties. The addition will be clearly differentiated but compatible in materials, finishes, size, scale, and proportion with the existing building and surrounding 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 subject building and Telegraph Hill Historic District would be unimpaired if the proposed rear addition was removed at a future date.

PUBLIC/NEIGHBORHOOD INPUT

The project sponsor submitted a letter from Telegraph Hill Dwellers (THD), dated January 3, 2012, indicating that THD received and reviewed the plans for the project. The THD letter indicates that the group does not object to an addition to this building but they are not comfortable with proposed proportions, scale, or type of windows in the addition. The THD letter, and telephone conversation with Nancy Shanahan (February 24, 2012), indicates that the group feels that proposed windows will be highly visible and should be more similar to the vertical orientation and divided lights of existing windows. To date, the Department has received no other public input on the project.

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 building and 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 restore historic fabric and features based on documentary and physical evidence in a manner that will not cause any significant removal or alteration of historic material, spaces or features which characterize the property. After removing asbestos shingles, original wood siding will be repaired and new wood window trim installed based on physical evidence. Existing utilitarian wood stairs will be repaired and a new front door installed in the existing opening. Restoration of any additional decorative details exposed in scarring or shadow lines on original wood siding are not proposed to be recreated as part of the current project. In order to allow for potential future restoration, staff recommends that photographs and/or measured sketches of the newly exposed wood siding be prepared and maintained by the property owner as a condition of approval. Further, staff recommends that additional plan details be provided for staff review as part of the Building Permit Application.

Staff finds that the proposed horizontal rear addition will occur on a secondary elevation and will not alter the appearance of the front façade of the building. The proposed work will not destroy historic materials, features, or spatial relationships that characterize the property. Due to topography, the addition will be visible from public rights-of-way at the base of cliff at Sansome Street and from certain viewpoints along The Embarcadero but the addition will not detract from the overall character of the subject property or surrounding historic district. As recommended by the *Secretary's Standards* and Appendix G of Article 10, the addition will be located on a non-character-defining elevation and will be secondary in size, and scale, in relation to the historic building. The addition will be differentiated from the existing building through use of a shed roof form, painted, vertical wood siding, and large, deeply recessed, single-light, wood windows. 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 as it uses wood siding and is scaled to respect massing of surrounding properties.

The proposed window design incorporates an approximately 8-inch deep reveal, which is intended to provide strong shadow lines, particularly when viewed from a distance, similar to an in-filled porch. The existing rear additions on the subject building feature several large windows, similar in scale to those proposed, that suggests that rear porches, and infill of such features, was a typical feature of buildings within the district (many have been altered or removed over the years). In this particular case, the design of the addition, including proposed windows, is intended to evoke an in-filled rear porch rather than an extension of the existing façade treatments. As these windows are located on secondary elevations that are not visible from public rights-of-way within the district, the proposed design and proportion of the windows appears appropriate. With the exception of their proportions, proposed windows at addition 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 window sash.

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.

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. That original wood siding at front façade, including scarring or shadow lines from removed trim and/or decorative details will be documented through photographs and measurements, as necessary, after removal of asbestos shingles in order to provide information for future restoration efforts. This documentation is to be provided to Preservation Staff for inclusion in the project file.
2. As part of the Building Permit, plans shall clearly state that existing horizontal wood siding shall be retained and repaired rather than replaced.
3. As part of the Building Permit, the design details of new millwork at front façade shall be reviewed and approved by Planning Department Preservation Staff. The new millwork shall be of dimension and design that is consistent with physical evidence from original wood siding.
4. As part of the Building Permit, the Project Sponsor shall provide product specifications for proposed new front door for review and approval by Planning Department Preservation Staff. The new door shall be of a design (paneled) that is compatible with the character of subject building and historic district.

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 WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

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

PL: G:\DOCUMENTS\17 Alta Street\Certificate of Appropriateness Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 7, 2012

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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 040 IN ASSESSOR'S BLOCK 0106, 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 December 21, 2011, Mike Garavaglia of Garavaglia Architects Inc. on behalf of the property owner ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to restore wood siding on front façade, replace roof in-kind, and to construct a two-story horizontal rear addition, at the subject building located on Lot 040 in Assessor's Block 0106 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 March 7, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.1426A ("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 February 15, 2012 and labeled Exhibit A on file in the docket for Case No. 2011.1426A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. That original wood siding at front façade, including scarring or shadow lines from removed trim and/or decorative details will be documented through photographs and measurements, as necessary, after removal of asbestos shingles in order to provide information for future restoration efforts. This documentation is to be provided to Preservation Staff for inclusion in the project file.
2. As part of the Building Permit, plans shall clearly state that existing horizontal wood siding shall be retained and repaired rather than replaced.
3. As part of the Building Permit, design details of new millwork at front façade shall be reviewed and approved by Planning Department Preservation Staff. The new millwork shall be of dimension and design that is consistent with physical evidence found on the original wood siding.
4. As part of the Building Permit, the Project Sponsor shall provide product specifications for proposed new front door for review and approval by Planning Department Preservation Staff. The new door shall be of a design (paneled) that is compatible with the character of subject building and historic district.

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 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 single-family residential unit 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 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 040 in Assessor's Block 0106 for proposed work in conformance with the architectural plans dated February 15, 2012 and labeled Exhibit A on file in the docket for Case No. 2011.1426A.

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 March 7, 2012.

Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

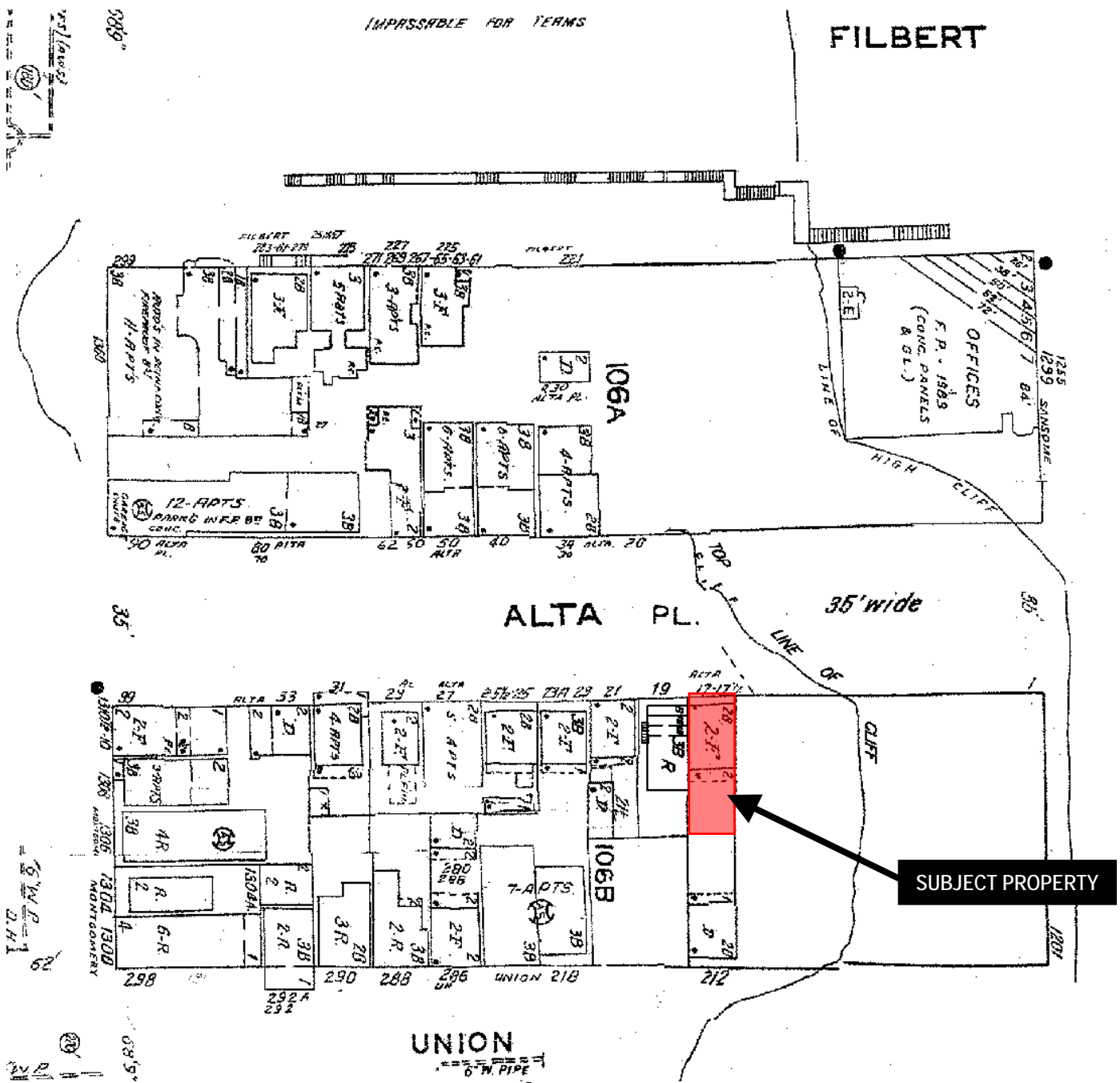
ADOPTED: March 7, 2012

Parcel Map



Certificate of Appropriateness Hearing
Case Number 2011.1426A
17 Alta 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 2011.1426A
 17 Alta Street

Aerial Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2011.1426A
17 Alta Street



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 17 Alta Street	BLOCK/LOT(S) 0106/040
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CASE NO. 2011.1426A	PERMIT NO.	PLANS DATED 2/15/12
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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.P. 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**
- 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).
- MPL _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- MPL _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 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.
- _____ 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.

MPL 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*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _____

* 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. P. Lavalley

Planner's Signature

2/29/12

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.



ONE WAY

NO STANDING ANY TIME













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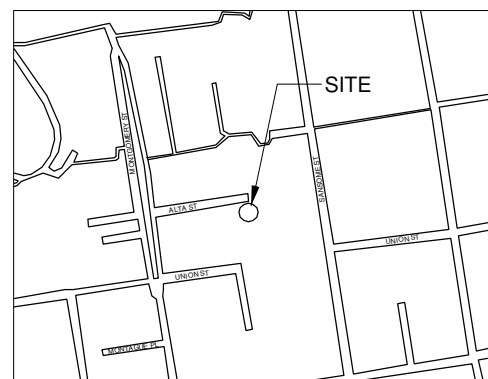
17 ALTA STREET

SAN FRANCISCO,
CALIFORNIA 94113



17 ALTA ADDITION

LOCATION MAP



PROJECT INFORMATION

ADDRESS: 17 ALTA ST.
SAN FRANCISCO, CA 94133

APN: 0106/040

DESCRIPTION: REMODEL & ADDITION TO THE RESIDENCES OF 17 ALTA ST. THE PROPOSED WORK IS TO ADD A REAR ADDITION, WITH A KITCHEN, DINING AND BEDROOMS. ALL WORK WILL COMPLY WITH THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION.

OCCUPANCY: R - 3 RESIDENTIAL

CONSTRUCTION TYPE: TYPE V-B

ZONING

ZONING DIST.: RH-3 RESIDENTIAL, THREE FAMILY

HEIGHT & BULK: 40-X

SPECIAL USE DISTRICT: TELEGRAPH HILL-NB RESIDENTIAL

SETBACKS: 15'-0" REAR SETBACK

HISTORIC RESOURCE STATUS: A - KNOWN HISTORIC RESOURCE

PROJECT DATA SUMMARY:

EXISTING BUILDING FOOTPRINT AREA:	1,126 SF
PROPOSED BUILDING FOOTPRINT AREA:	1,126 SF
NET LOT AREA: 60'-0" x 22'-0" =	1,320 SF

GROSS FLOOR AREA (SF) :

	EXISTING	DEMO	ADD'L PROP	TOTAL
BASEMENT	861	0	0	861
FIRST FLR.	646	-46	242	888
SECOND FLR.	693	-90	200	893
TOTAL	2,200	-136	442	2,506

CODE INFORMATION

BUILDING CODE: 2010 CALIFORNIA HISTORICAL BUILDING CODE
2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA PLUMBING, MECHANICAL, ELECTRICAL AND ENERGY EFFICIENCY STANDARDS

GUIDELINES: SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION

T - 24 ENERGY REQUIREMENTS : PER CHBC SECTION 8.901.5 QUALIFIED HISTORIC BUILDINGS OR PROPERTIES COVERED BY THIS PART ARE EXEMPT FROM COMPLIANCE WITH ENERGY CONSERVATION STANDARDS. WHEN NEW NONHISTORICAL LIGHTING AND SPACE CONDITIONING SYSTEM COMPONENTS, DEVICES, APPLIANCES AND EQUIPMENT ARE INSTALLED, THEY SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24, PART 6, THE CALIFORNIA ENERGY CODE, EXCEPT WHERE THE HISTORICAL SIGNIFICANCE OR CHARACTER-DEFINING FEATURES ARE THREATENED.

PROJECT DIRECTORY

OWNER: LAURENT DETOC
17 ALTA STREET
SAN FRANCISCO, CA 94133
TEL: 415-999-7040
EML: laurent.detoc@ubisoft.com

ARCHITECT: GARAVAGLIA ARCHITECTURE, INC.
582 MARKET STREET SUITE 1800
SAN FRANCISCO, CA 94104
CONTACT: AMBROSE WONG, AIA
TEL: 415-391-9633
FAX: 415-391-9647
EML: ambrose@garavaglia.com

STRUCTURAL: STRUCTURAL DESIGN ENGINEERS, INC.
100 MONTGOMERY STREET SUITE 1150
SAN FRANCISCO, CA 94104
CONTACT: JACK LAWS
TEL: 415-781-1505
FAX: 415-781-2781
EML: jack@sdesf.com

DRAWING INDEX

ARCHITECTURAL:

- A-0.00 COVER SHEET
- A-0.01 GENERAL NOTES
- A-1.01 SITE & ROOF PLAN
- A-2.01 FLOOR PLAN - BASEMENT & FIRST-EXISTING/DEMO
- A-2.02 FLOOR PLAN - SECOND EXISTING-DEMO
- A-2.11 FLOOR PLAN - BASEMENT & FIRST-PROPOSED
- A-2.12 FLOOR PLAN - SECOND FLOOR-PROPOSED
- A-3.01 ELEVATIONS - NORTH & EAST EXISTING-DEMO
- A-3.02 ELEVATIONS - SOUTH & WEST EXISTING-DEMO
- A-3.11 ELEVATIONS - NORTH & EAST-PROPOSED
- A-3.12 ELEVATIONS - SOUTH & WEST-PROPOSED
- A-3.21 SECTIONS
- A-4.10 INTERIOR ELEVATIONS
- A-8.01 DETAILS

STRUCTURAL:

- S-0.00 COVER SHEET

COVER SHEET

PROJ. NO. 2011 - 019
SCALE N.T.S.
DATE 20 NOV 2011
PHASE SD
DRAWN MS
CHECKED -

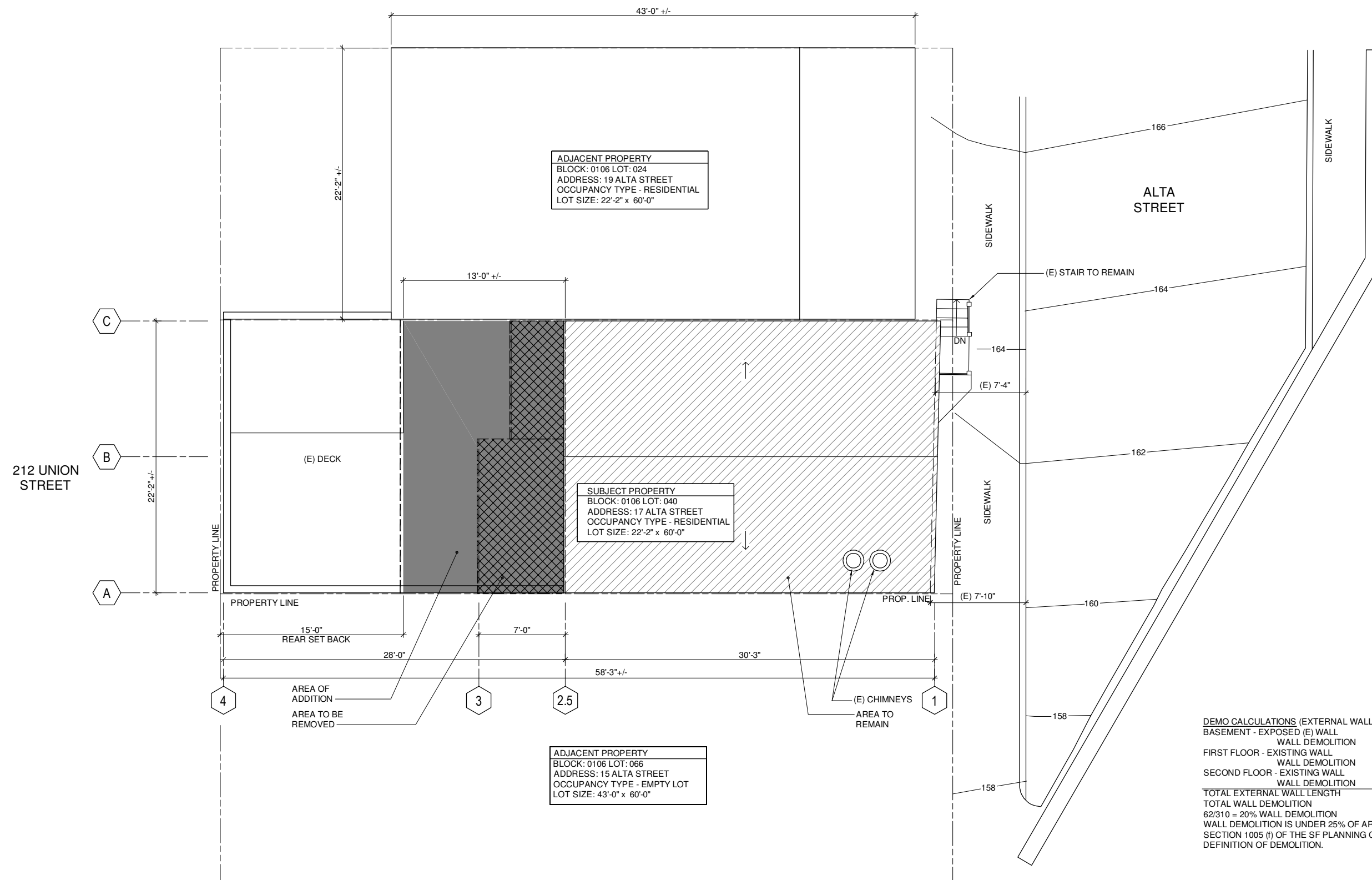
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A-0.00

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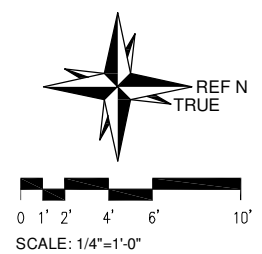


SITE PLAN

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

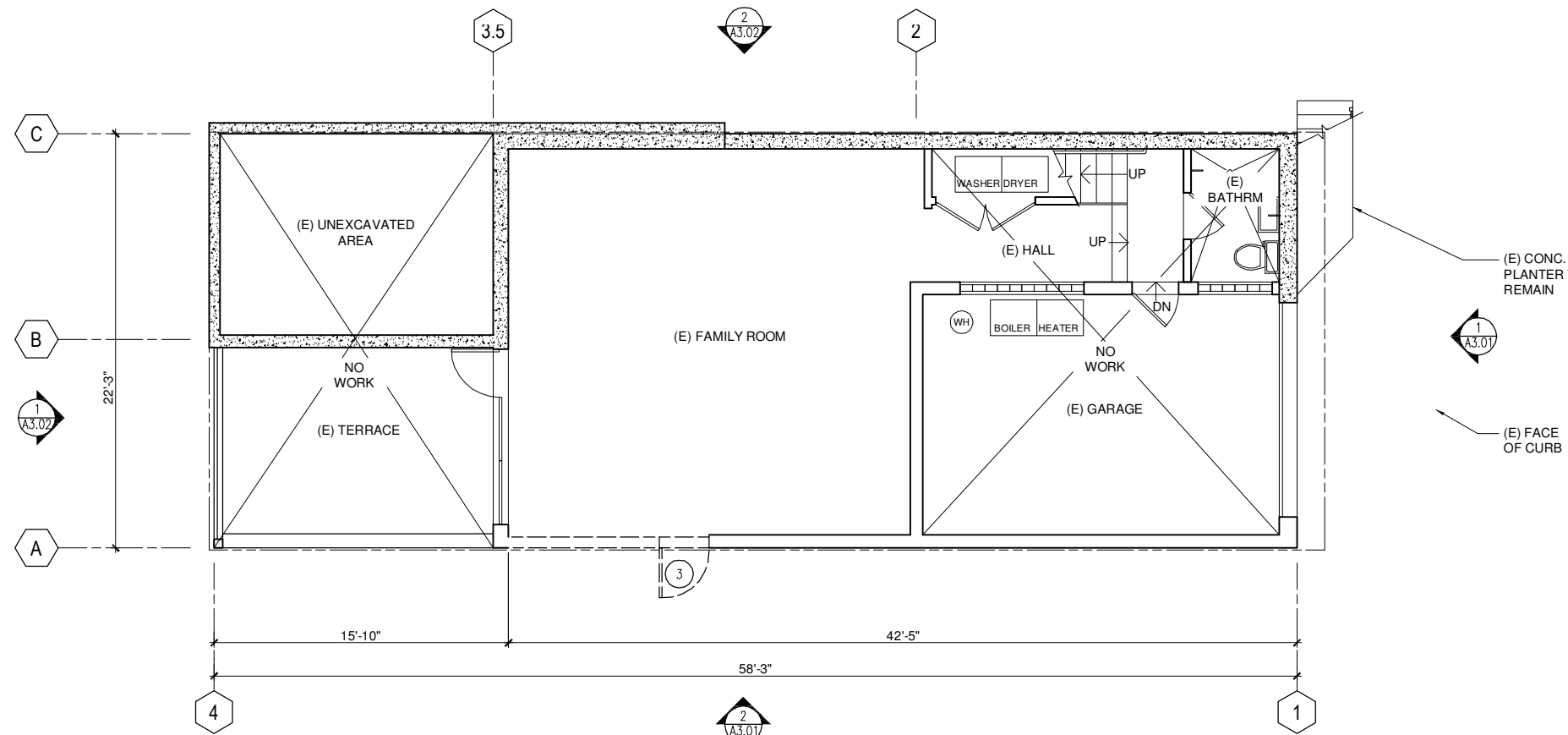
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 SCALE 1/4" = 1'-0"
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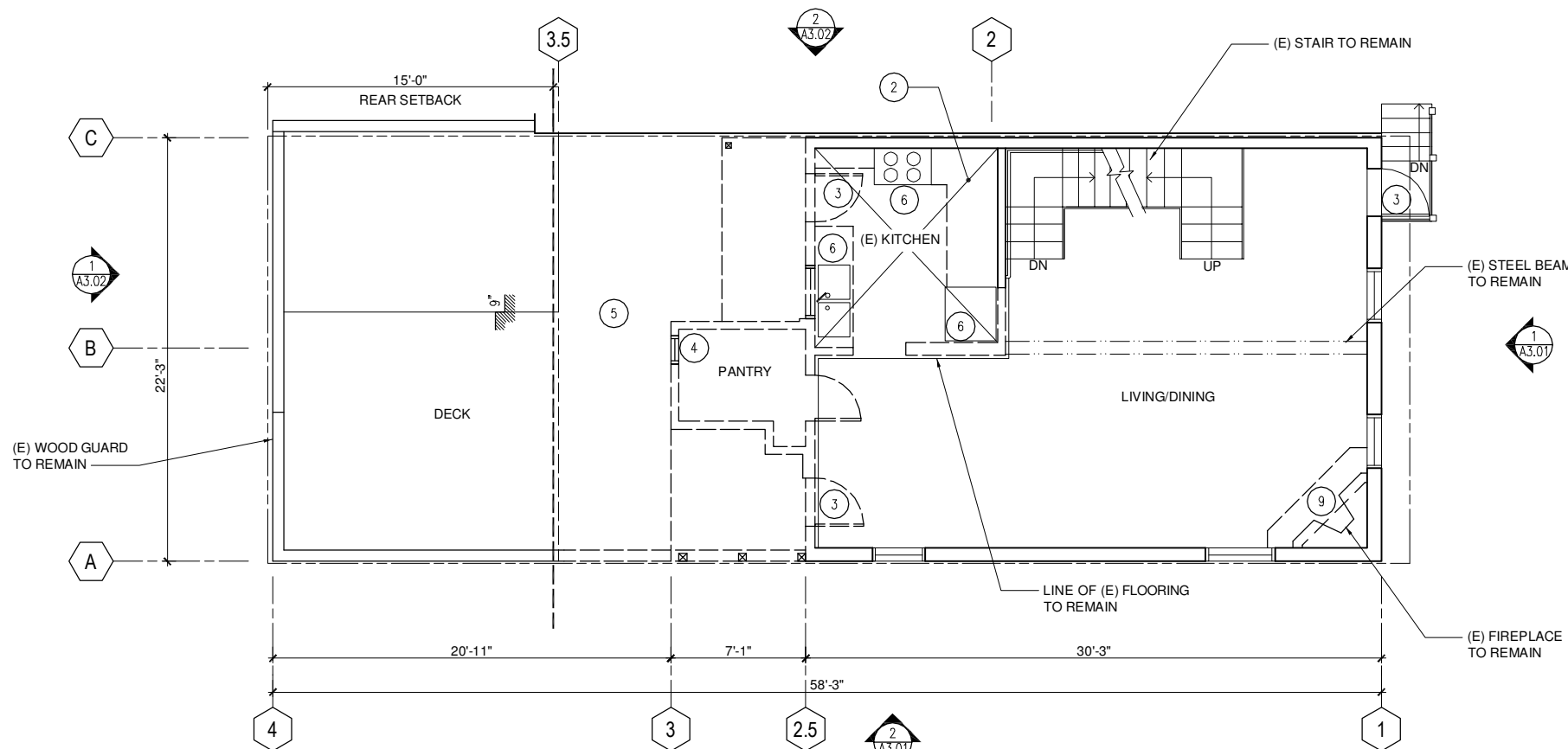


DEMOLITION KEY NOTES:

- 1 STRIP FIN. BACK TO FACE OF STUD REFER TO SHEET A-2.11 AND A-2.12 FOR EXTENT OF DEMO
- 2 REMOVE & SALVAGE (E) FIN. FLR DOWN TO (E) CEMENTITIOUS SUB FLR. PROTECT (E) RADIANT FLR SYSTEM IN SUBFLOOR. CONTRACTOR TO VERIFY ZONES OF RADIANT FLOOR SYSTEM
- 3 REMOVE DOORS.
- 4 REMOVE WINDOWS.
- 5 REMOVE & SALVAGE (E) EXTERIOR DECKING, STORE ON SITE FOR REUSE
- 6 REMOVE AND SALVAGE (E) FIXTURES, STORE ONSITE FOR REUSE
- 7 REMOVE (E) BATHTUB
- 8 REMOVE (E) DECK AND RAILING
- 9 REMOVE (E) RAISED HEARTH, BASE STORAGE CABINETS AND GYP. BD WALL ABOVE FIREPLACE TO EXPOSE FLUE
- 10 REMOVE (E) LADDER. PREP CLG FOR (N) PULL DOWN LADDER SEE SHT A-2.12 FOR SIZING

1 FLOOR PLAN - BASEMENT

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



2 FLOOR PLAN - FIRST FLOOR

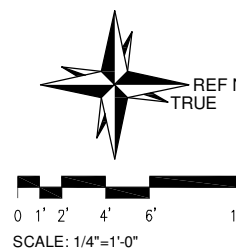
SCALE: 1/4" = 1'-0"

FLOOR PLAN

BASEMENT & FIRST
 EXISTING

PROJ. NO. 2011 - 019
 SCALE 1/4" = 1'-0"
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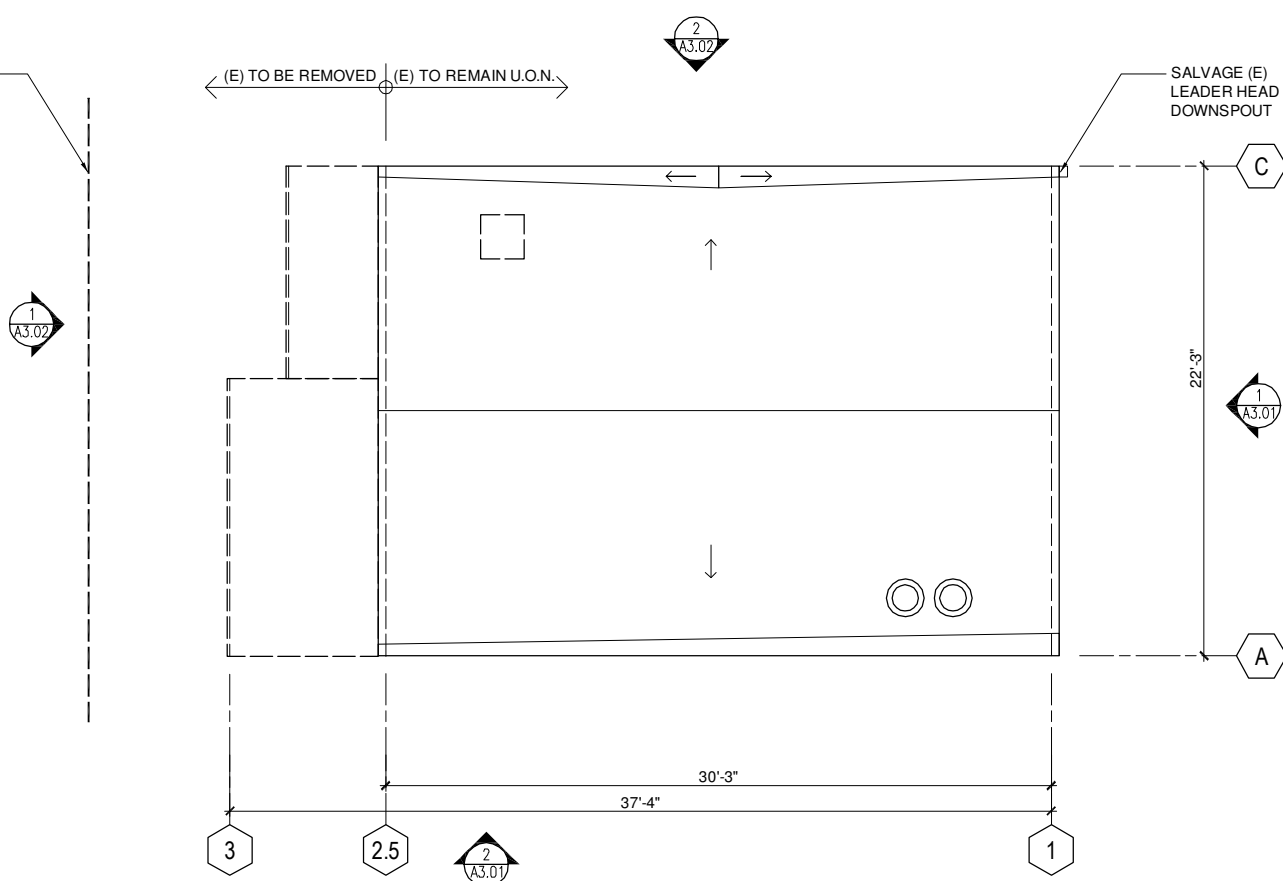
DEMOLITION KEY NOTES:

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- 10 REMOVE (E) LADDER. PREP CLG FOR (N) PULL DOWN LADDER SEE SHT A-2.12 FOR SIZING

**FLOOR PLAN
DEMOLITION NOTES:**

- 1.

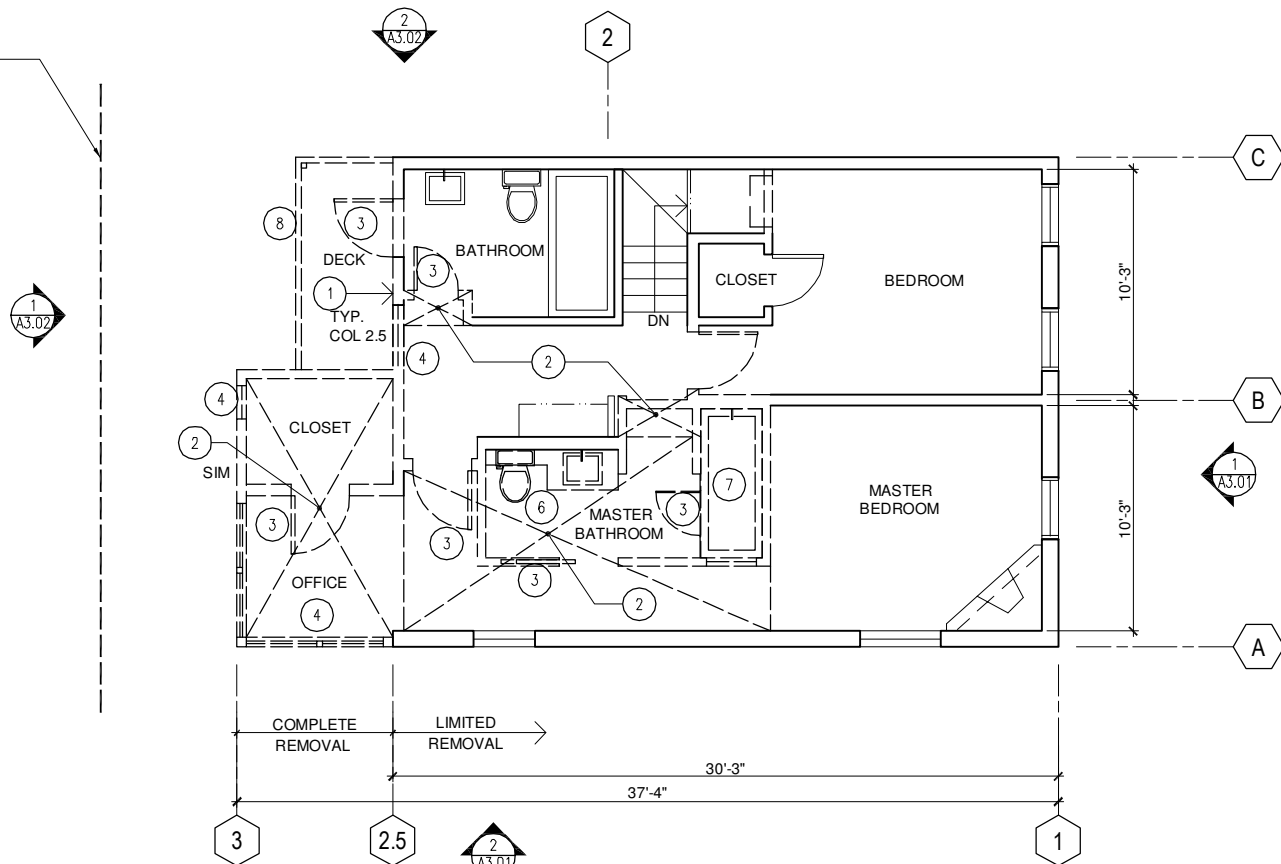
LINE OF 15'-0" REAR SETBACK



1 ROOF PLAN

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

LINE OF 15'-0" REAR SETBACK



2 SECOND FLOOR PLAN

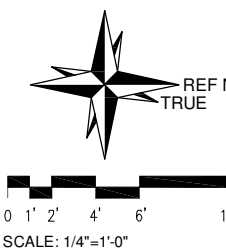
SCALE: 1/4" = 1'-0"

FLOOR PLAN

SECOND & ROOF PLAN
EXISTING/DEMO

PROJ. NO. 2011 - 019
SCALE 1/4" = 1'-0"
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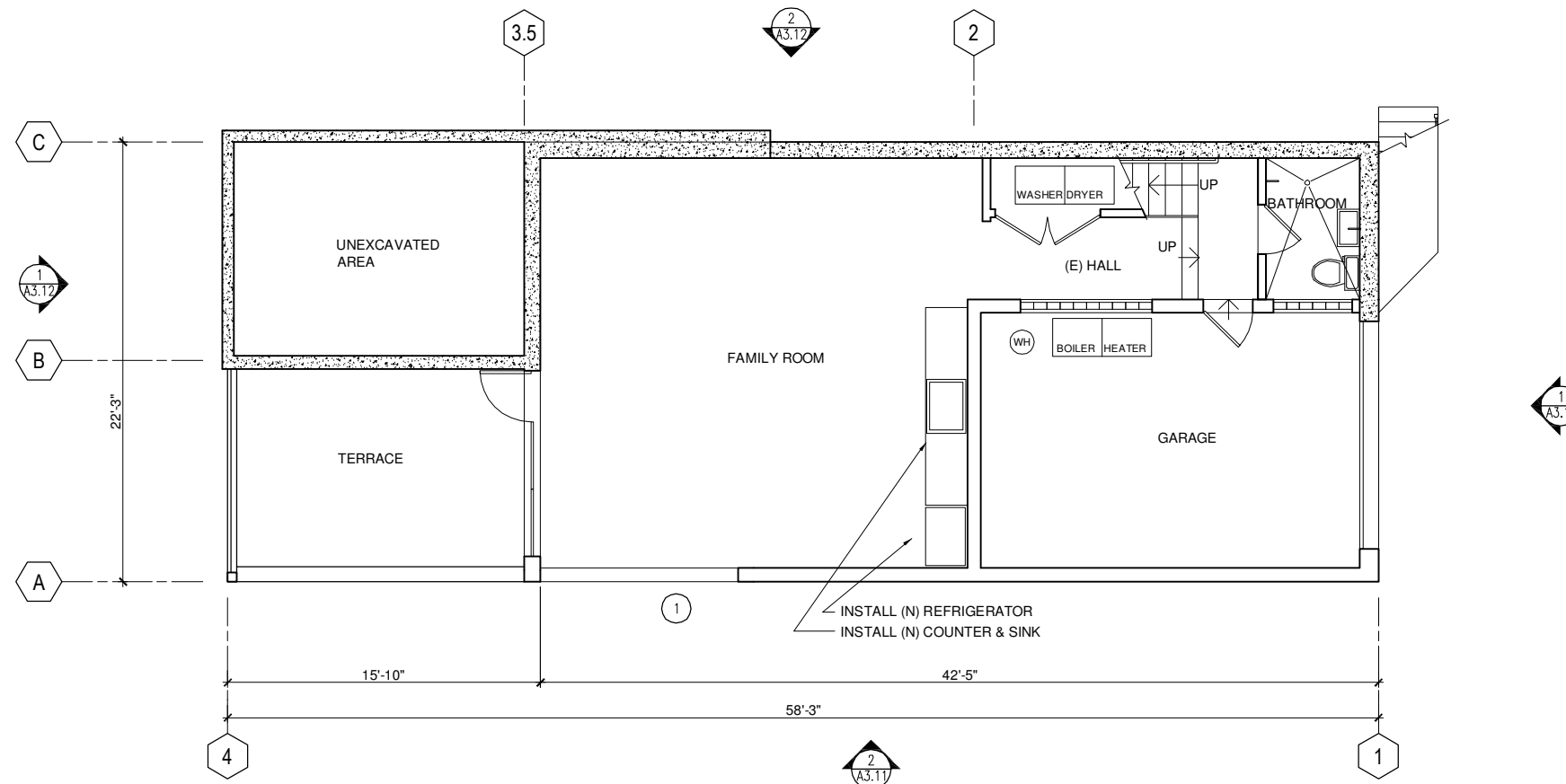


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A-2.02

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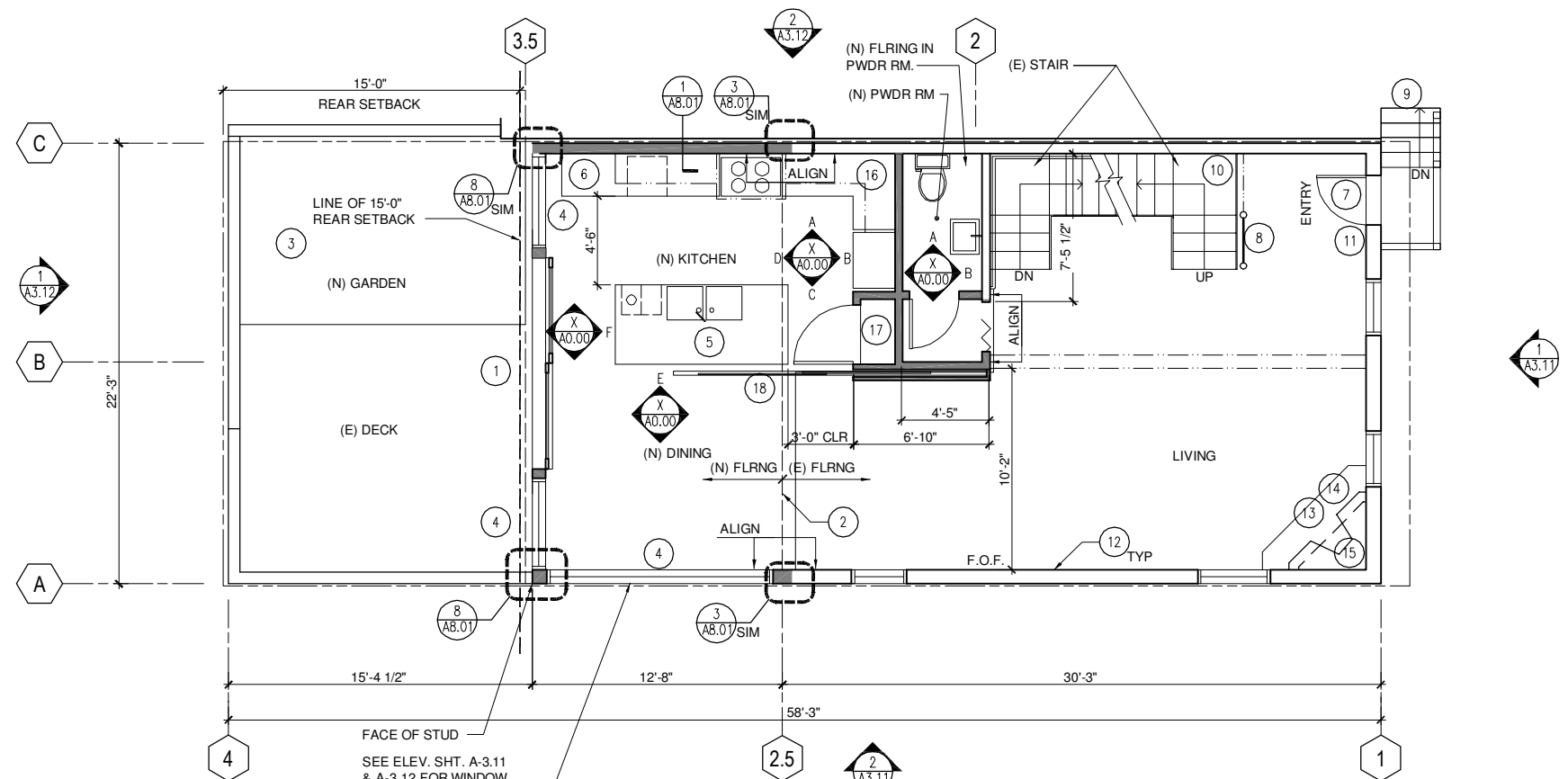


PROPOSED KEY NOTES:

- 1 (N) SLIDING GLASS DOOR SYSTEM, SEE ELEVATIONS FOR SIZING
- 2 INSTALL (N) FLOORING O/ (E) & (N) SUB FLOORING, (N) FLOORING FINISH TO MATCH & FLUSH W/ (E) ADJ. FLOORING
- 3 INSTALL GRASS LAWN O/ SOIL SET IN A GRID SYSTEM O/ (E) CONC. PAD.
- 4 (N) FIXED WINDOW, SEE ELEVATIONS FOR SIZING
- 5 INSTALL (N) WOOD KITCHEN ISLAND BASE W/ STAINLESS STEEL COUNTER & INTEGRATED SINK
- 6 INSTALL (N) STAINLESS STEEL KITCHEN COUNTER W/ GLASS BACKSPLASH & INSTALL (E) SALVAGED APPLIANCES
- 7 INSTALL (N) 2'-6" DOOR; APPLY (N) HINGES TO OPPOSITE SIDE & SWING IN
- 8 INSTALL (N) SHEET METAL PARTITION HUNG W/ STEEL CABLE SYSTEM
- 9 REPAIR WOOD STAIR & RAILING W/ LIKE MATERIALS, SEE ELEVATION FOR WORK
- 10 INSTALL (N) 3'-0" W X 1'-6" H X 2'-0" D SHOE STORAGE DRAWER UNDER STAIR LANDING.
- 11 REPLACE (E) LIGHT SWITCH REMOVED FROM CENTER OF ROOM
- 12 REPLACE/ REPAIR ANY DAMAGE (E) GYP BD WALLS W/ (N) GYI BD WALL W/ A LEVEL 5 SMOOTH FINISH, WHERE APPLICABLE.
- 13 INSTALL (N) SHEET METAL FLOORING @ AREA OF CONC. BENCH REMOVAL. METAL FLOORING TO BE FLUSH W/ (E) WD FLR.
- 14 INSTALL (N) CABINETS BELOW FIREPLACE, FIN. TO MATCH (N) CABINETS IN KITCHEN. CABINETS TO BE FLUSH W/ FIREPLACE
- 15 INSTALL (N) ZINC FLUE WRAP (E) EXPOSED FLUE TO CLG
- 16 INSTALL (N) HORIZONTAL CABINETS, SEE INT. ELEVATIONS
- 17 INSTALL (N) STORAGE PANTRY, SEE INT. ELEVATIONS
- 18 INSTALL (N) 6'-6" W X 9'-6" H SLIDING PARTITIONS, ONE PARTITION STAINLESS STEEL (DINING RM SIDE) & ONE PARTITION OPAQUE GLASS MATERIAL (KITCHEN SIDE).

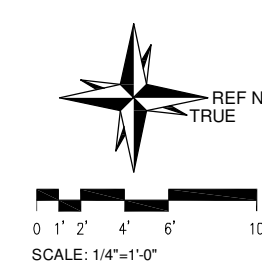
1 FLOOR PLAN - BASEMENT

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



2 FLOOR PLAN - FIRST FLOOR

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



FLOOR PLAN
 BASEMENT & FIRST
 PROPOSED

PROJ. NO. 2011 - 019
 SCALE 1/4" = 1'-0"
 DATE 19 JUL 2011
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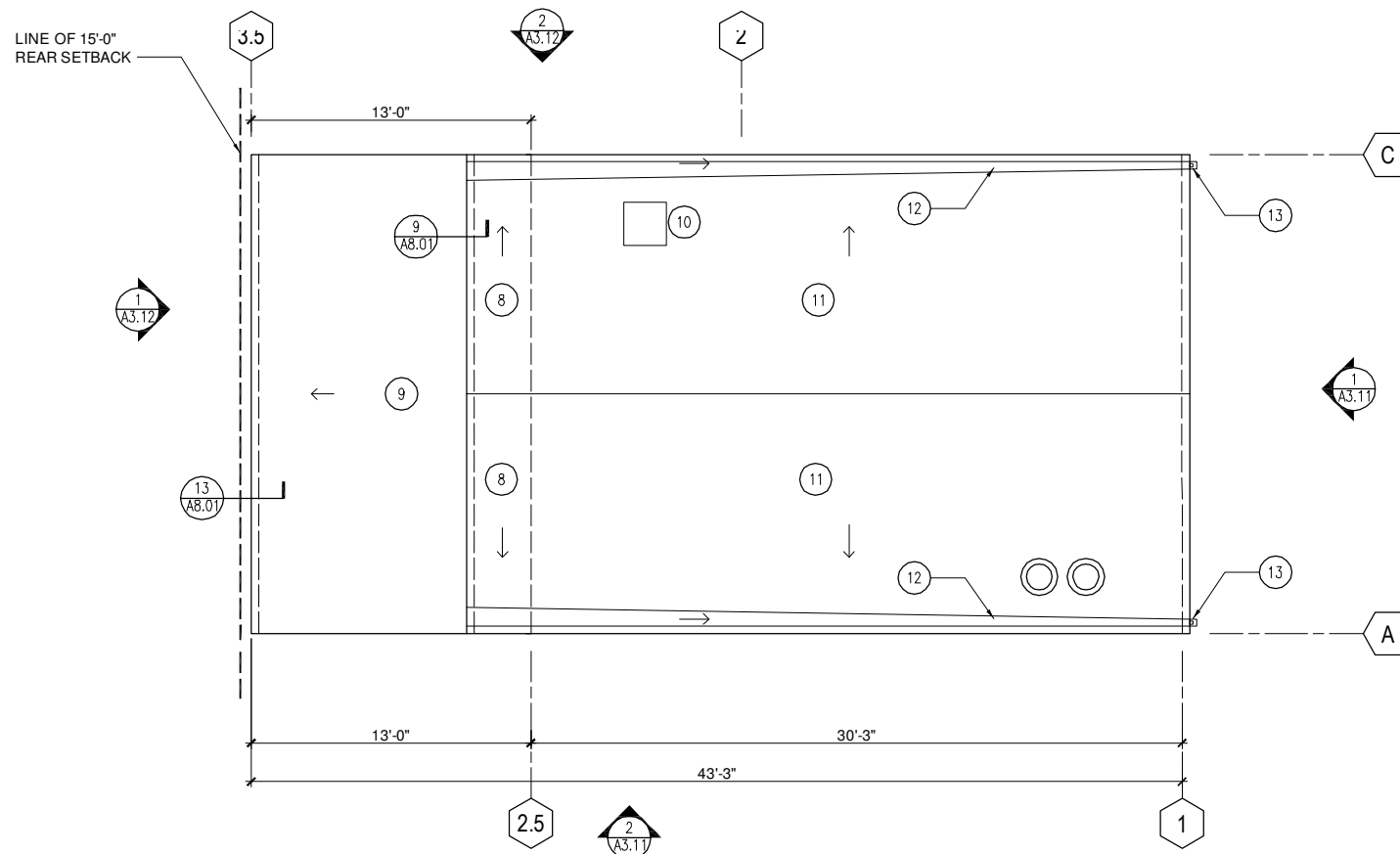
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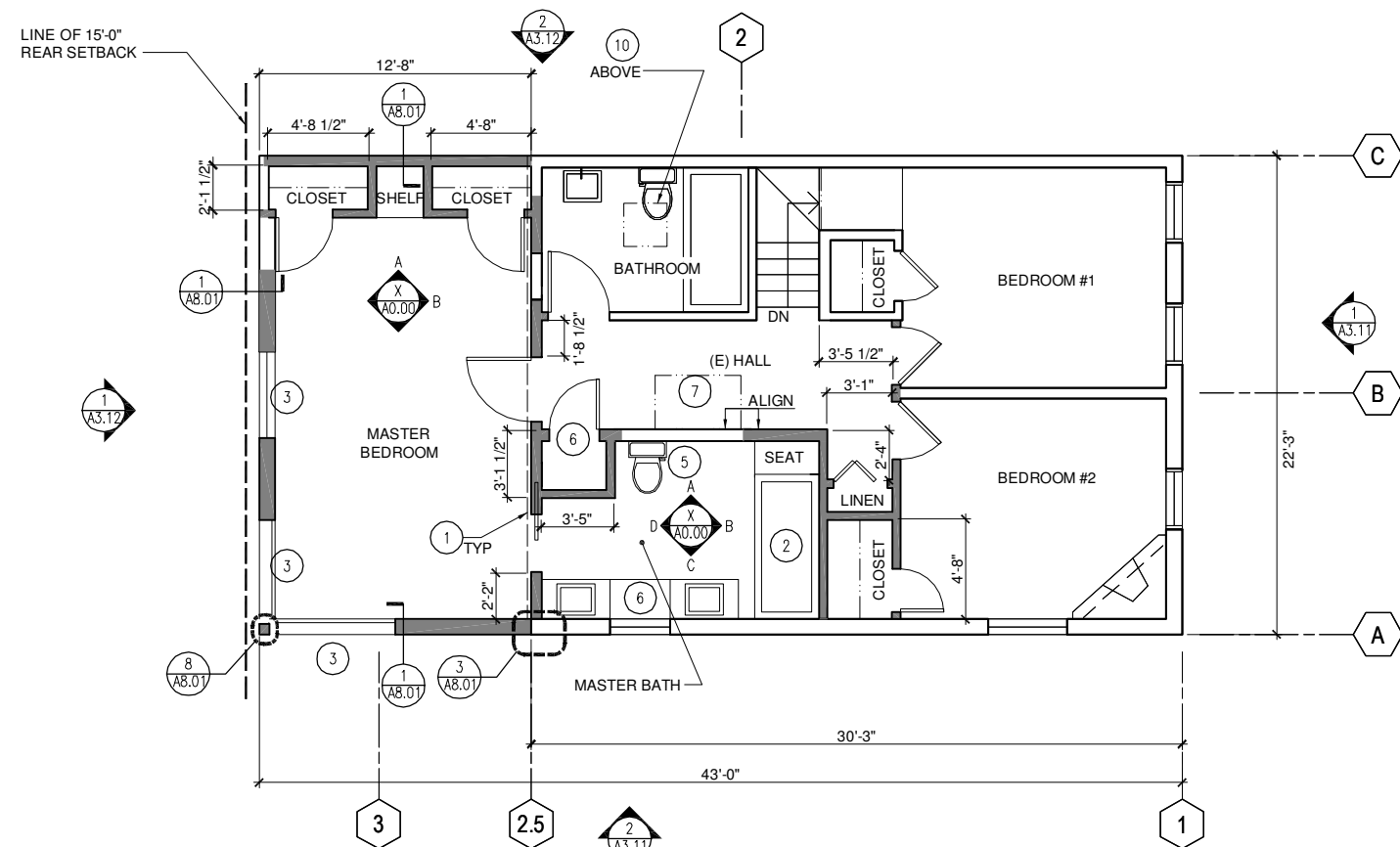
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 CALIFORNIA 94113

PROPOSED KEY NOTES:

- 1 INSTALL (N) FLOORING or (E) AND (N) SUB FLOORING. (N) FLOORING TO MATCH (E) ADJ FLOORING
- 2 INSTALL (N) BATH TUB
- 3 INSTALL (N) WINDOWS
- 4 INSTALL (N) COUNTER TOPS & SINKS
- 5 RELOCATE AND INSTALL (E) SALVAGED FIXTURES
- 6 RE-ROUTE (E) WASHER DRYER CONNECTIONS INTO (N) CLOSET
- 7 INSTALL (N) PULL DOWN ATTIC ACCESS
- 8 (N) GABLE ROOF
- 9 (N) SHED ROOF
- 10 INSTALL (N) 2'-0" X 2'-0" SKYLIGHT. ALIGN EDGE W/ WALL OF ENCLOSED ATTIC SPACE
- 11 REPLACE (E) COMP. SHINGLES WITH (N) COMP. SHINGLES IN KIND
- 12 REPAIR AND REPLACE INTEGRAL GUTTERS AS REQUIRED
- 13 REINSTALL (E) SALVAGED LEADER HEAD OR PROVIDE (N) TO INTERNAL CONCEALED DOWNSPOUT



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

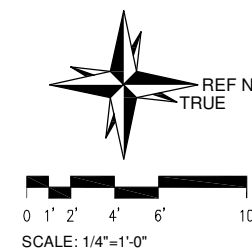


2 FLOOR PLAN - SECOND FLOOR
 SCALE: 1/4" = 1'-0"

FLOOR PLAN
SECOND & ROOF PLAN
 PROPOSED

PROJ. NO. 2011 - 019
 SCALE 1/4" = 1'-0"
 DATE 19 JUL 2011
 PHASE SD
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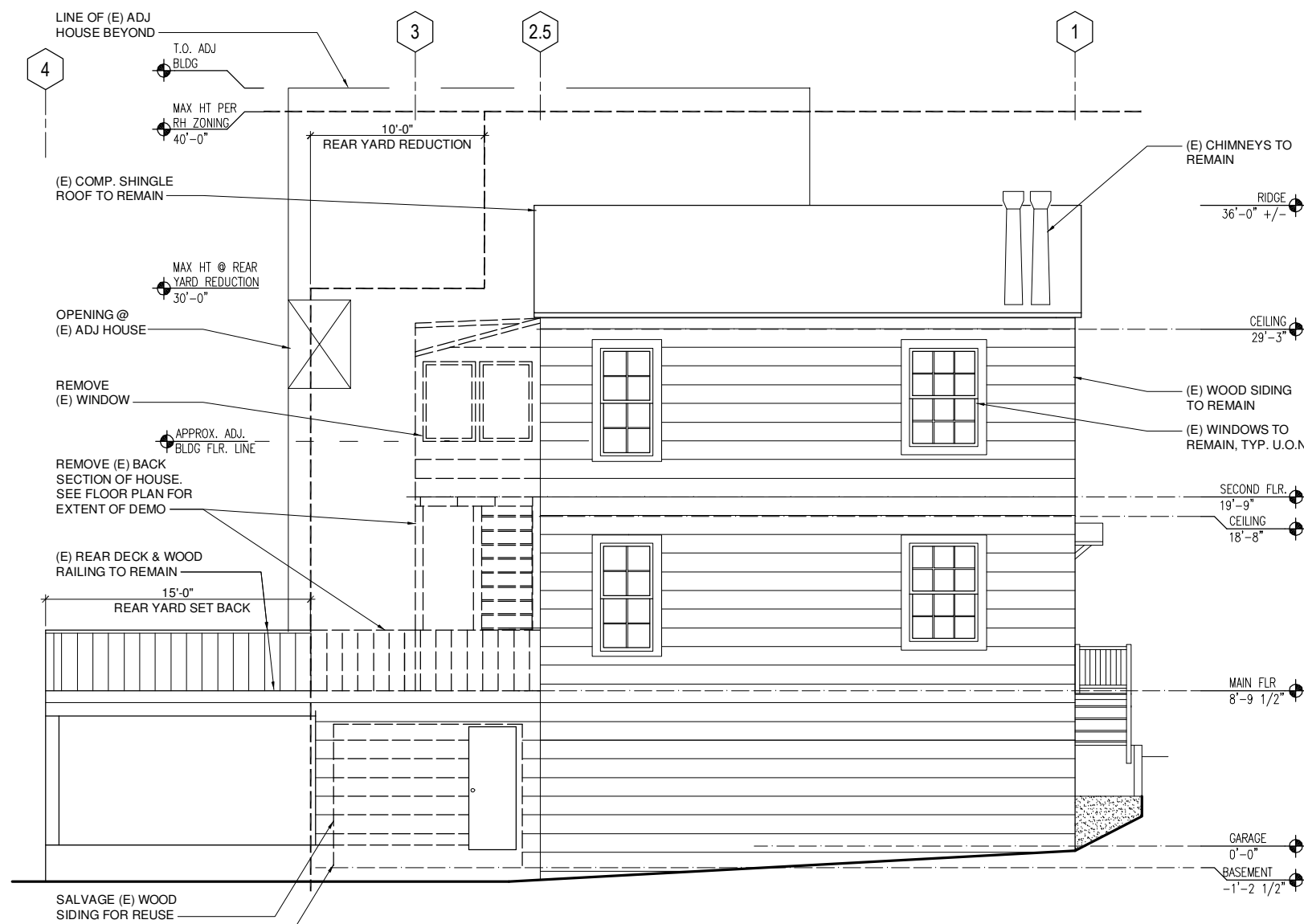


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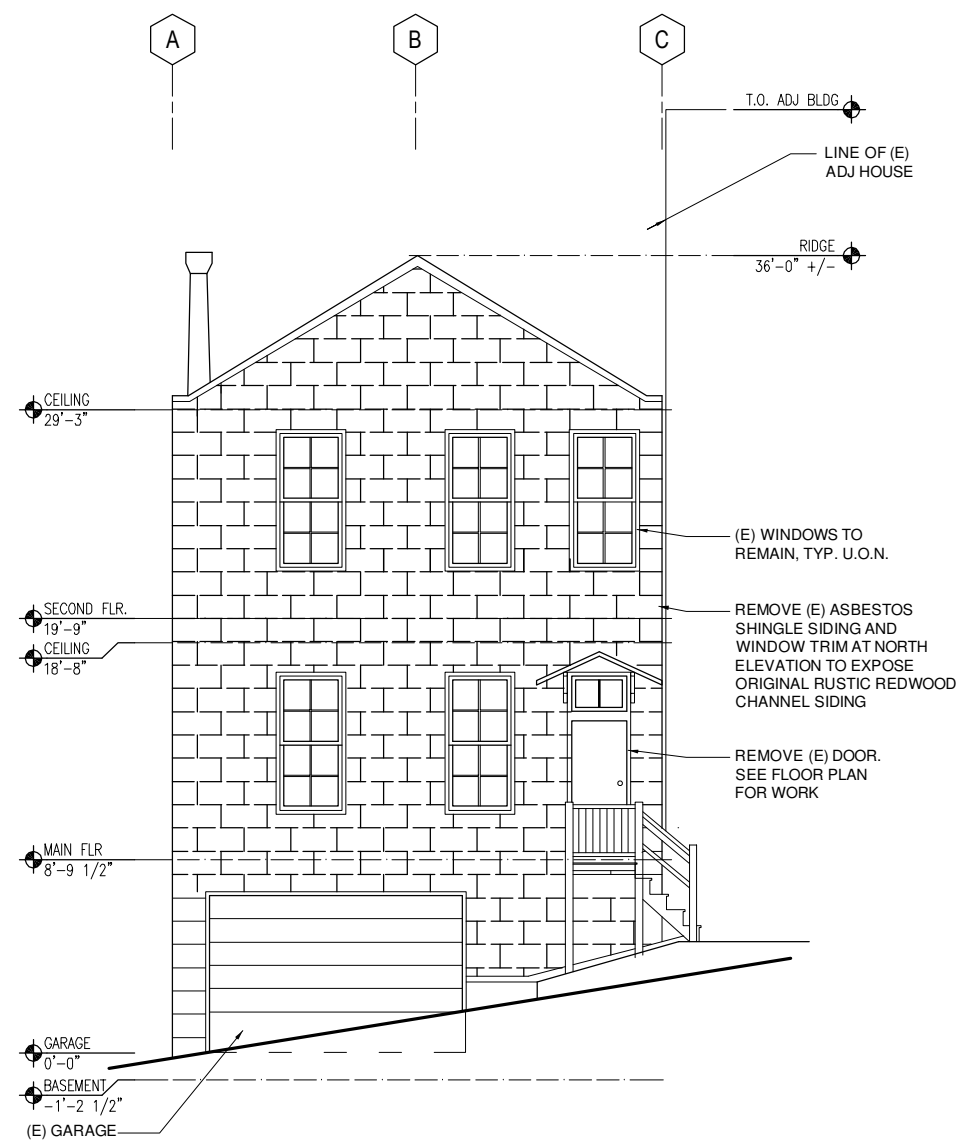
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2 ELEVATION - EAST

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



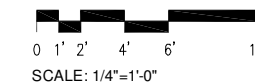
1 ELEVATION - NORTH

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

ELEVATION
 NORTH AND EAST
 EXISTING/DEMO

PROJ. NO. 2011 - 019
 SCALE 1/4" = 1'-0"
 DATE 19 JUL 2011
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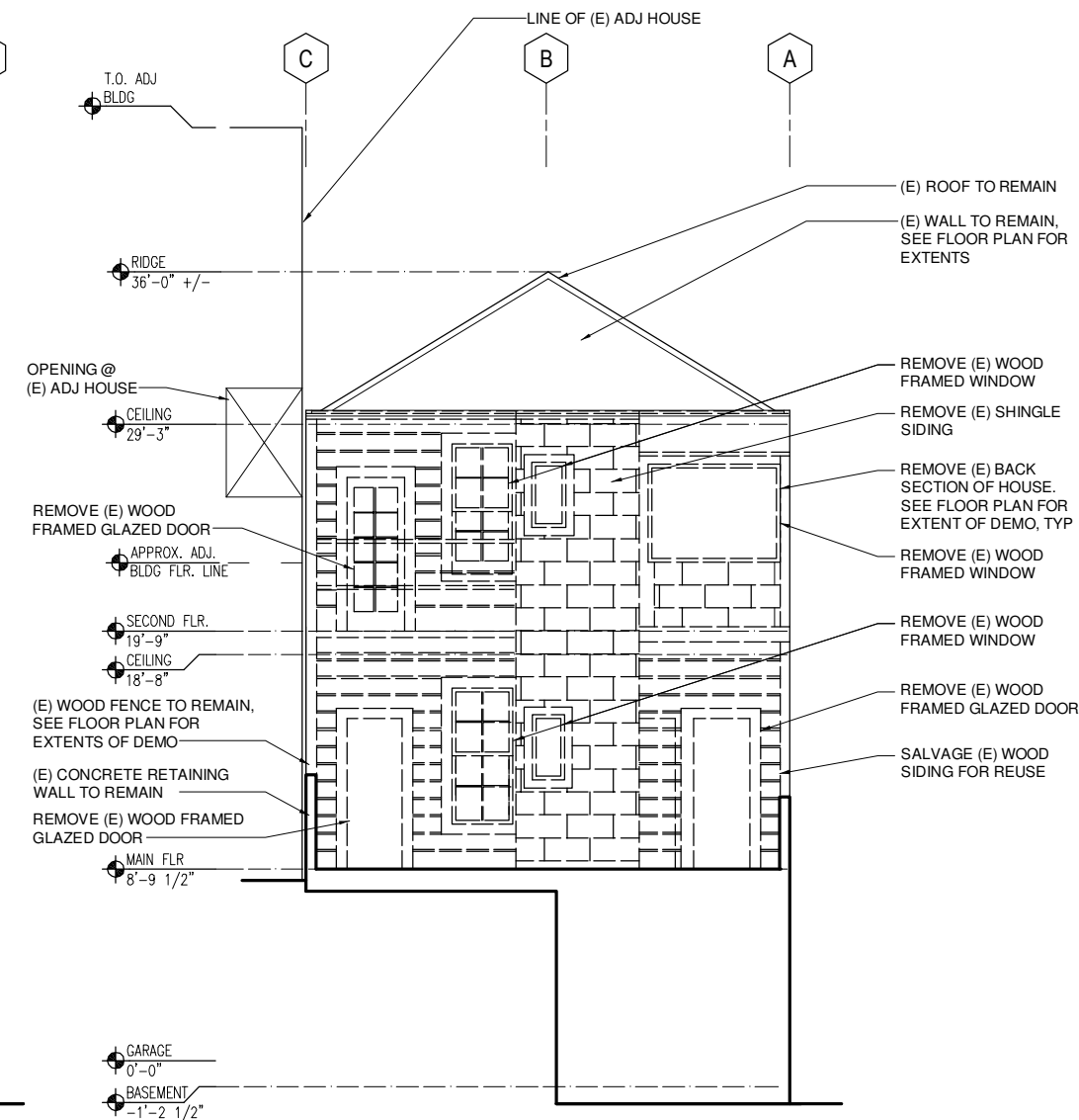
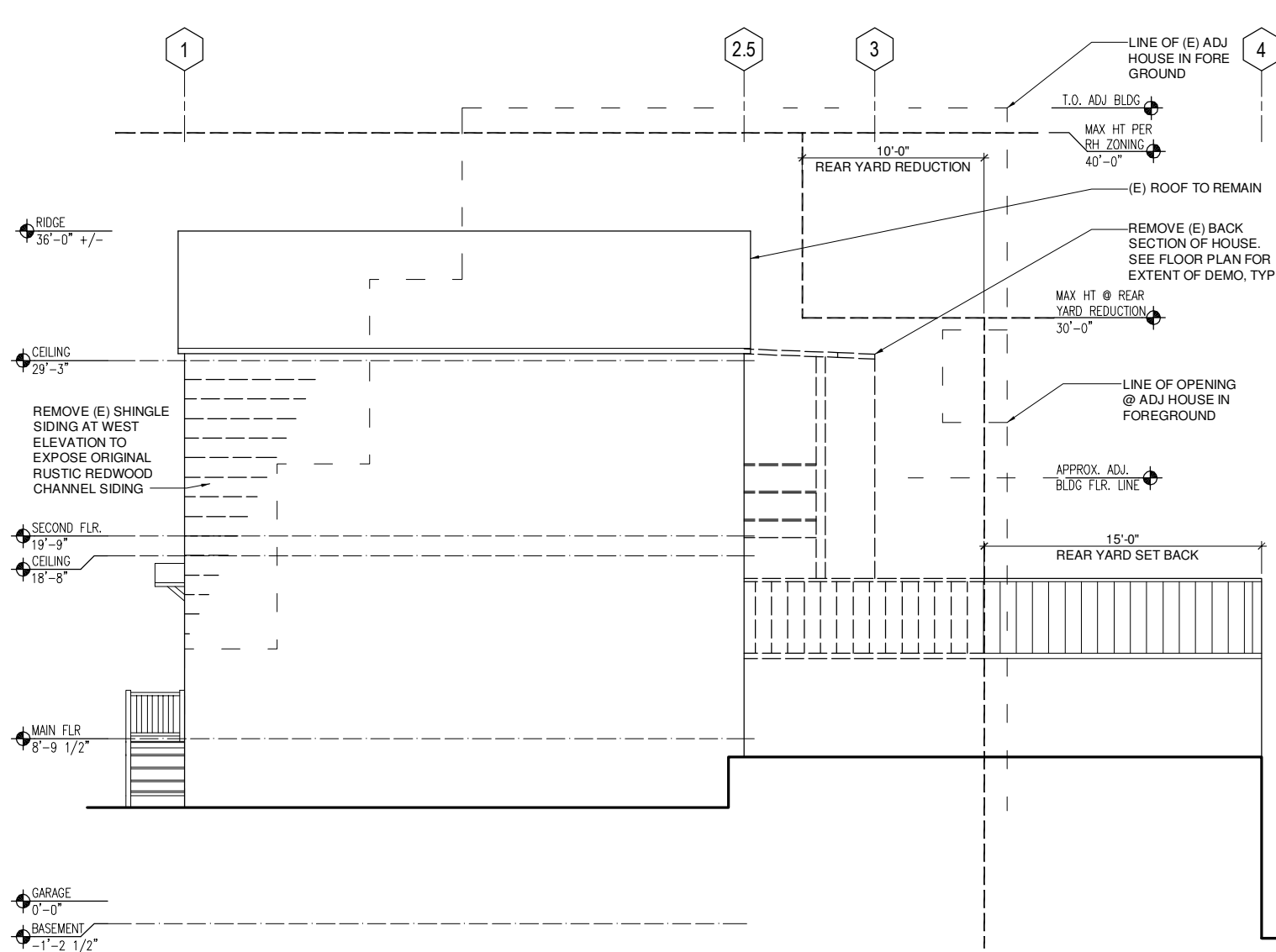
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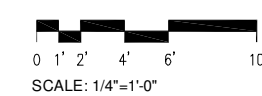
2 ELEVATION - WEST
SCALE: 1/4" = 1'-0"

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

ELEVATION
SOUTH AND WEST
EXISTING/DEMO

PROJ. NO. 2011 - 019
SCALE 1/4" = 1'-0"
DATE 19 JUL 2011
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SHEET NO.
A-3.02

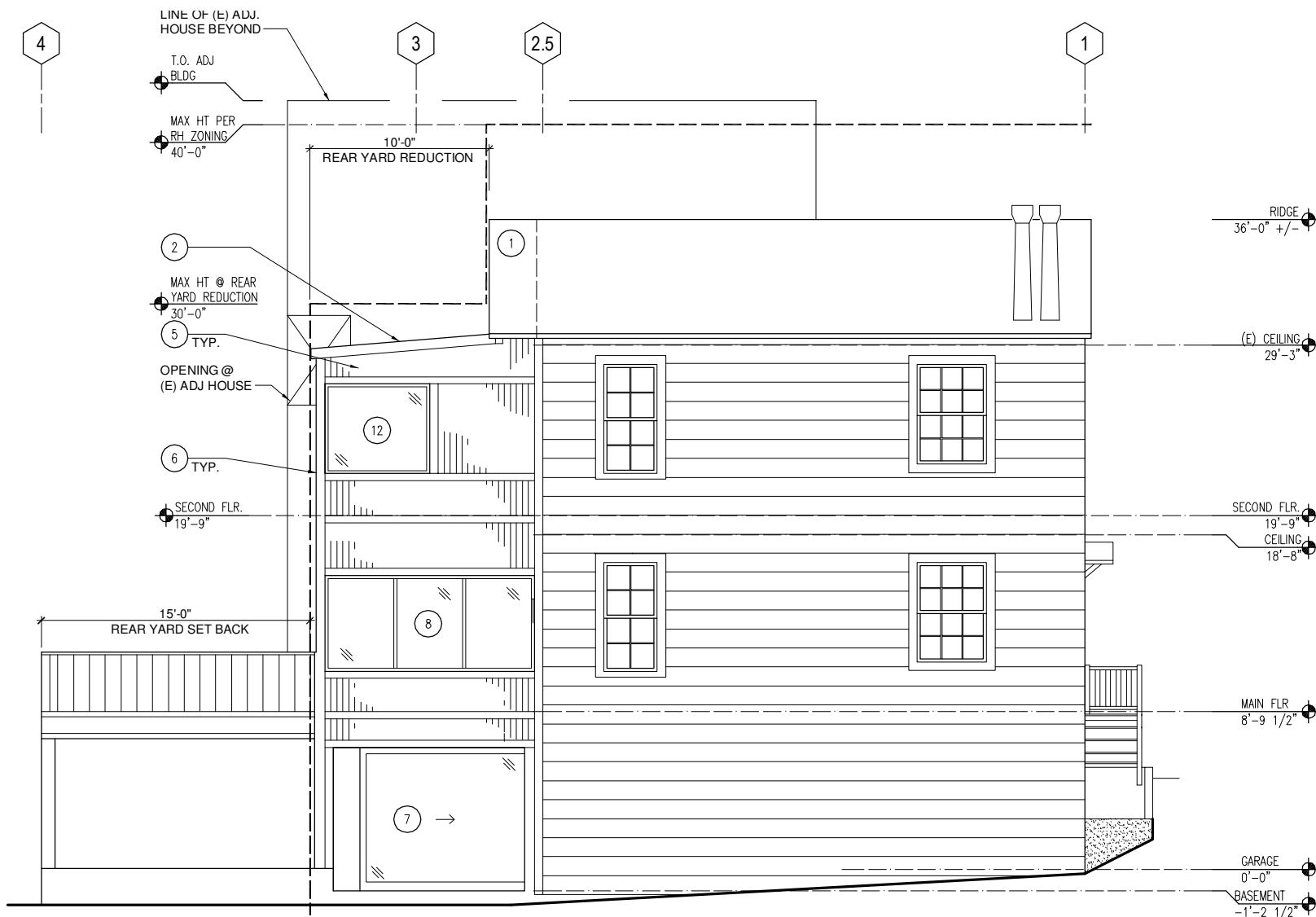
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PROPOSED ELEVATION NOTES:

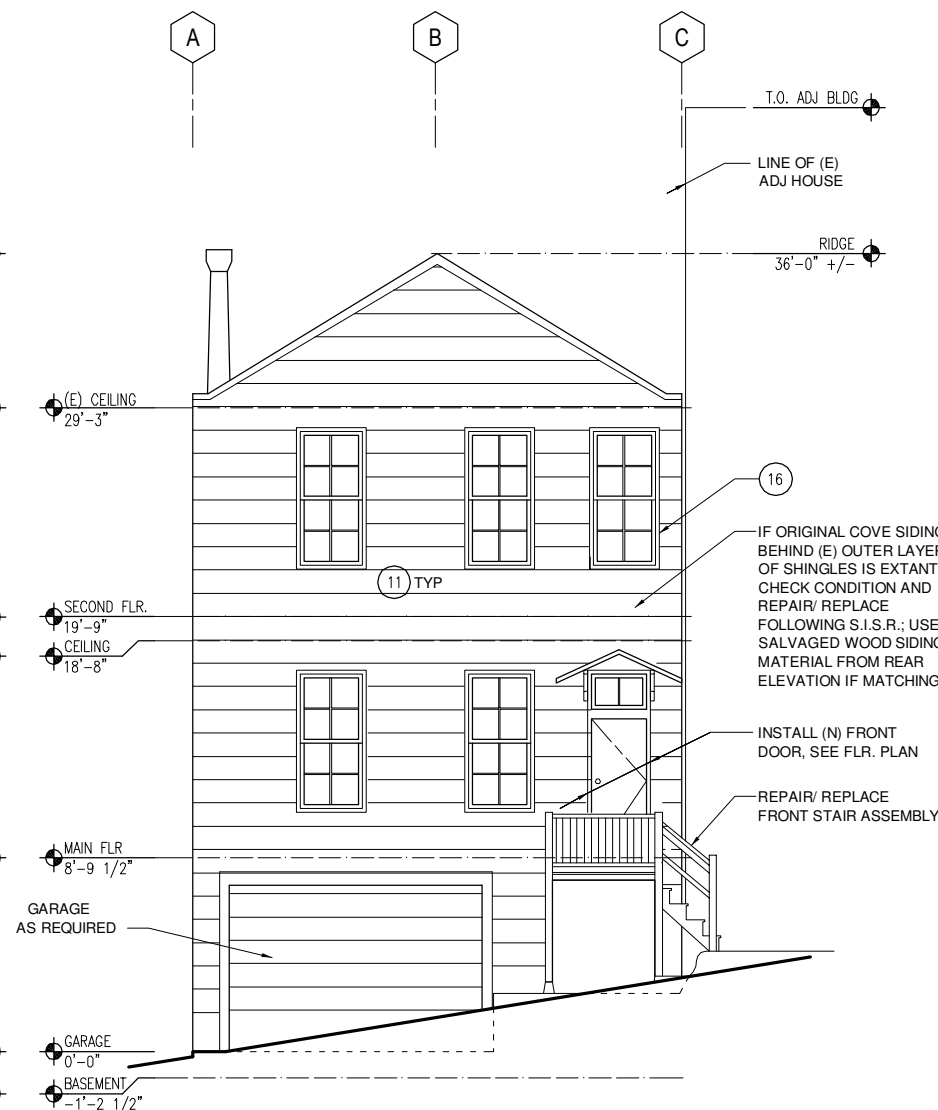
- 1 (N) GABLE ROOF w/ COMP SHINGLES TO MATCH (E) ADJ.
- 2 (N) SHED ROOF w/ COMP SHINGLES TO MATCH (E) GABLE ROOF
- 3 INSTALL (N) 8'-0"H X 10'-8" W SLIDING GLASS DOOR SYSTEM.
- 4 (N) 2x HORIZONTAL WOOD SIDING TO MATCH THE (E) SIDING @ EAST WALL
- 5 (N) 1x VERTICAL WOOD BOARD SIDING
- 6 (N) 2x WOOD TRIM
- 7 INSTALL (N) 8'-0"H X 10'-0" W SLIDING GLASS DOOR SYSTEM
- 8 (N) 5'-0"H X 11'-8"W WOOD FRAMED PICTURE WINDOW DIVIDED INTO THREE
- 9 (N) WOOD FRAMED PAIR OF CASEMENT WINDOWS IN A 4'-0"H X 5'-0"W ROUGH OPENING
- 10 REINSTALL (E) WOOD DECKING, SEE FLOOR PLAN FOR EXTENTS
- 11 REPAIR (E) RUSTIC REDWOOD CHANNEL SIDING
- 12 INSTALL (N) 5'-0" H X 6'-0" W WOOD FRAMED PICTURE WINDOW
- 13 INSTALL (N) 8'-0" H X 4'-10" W WOOD FRAMED PICTURE WINDOW
- 14 INSTALL PAIR OF (N) WOOD FRAMED SLIDING GLASS DOORS IN 8'-0" H X 10'-8" W OPENING
- 15 INSTALL (N) 5'-0" H X 4'-10" W WOOD FRAMED PICTURE WINDOW
- 16 (N) 1 X 6 WOOD TRIM AT DOOR AND WINDOWS WITH 4" APRON UNDER WINDOWS; CONFIRM SIZE MATCH WITH (E) TRIM PAINT GHOSTING AFTER ASBESTOS WOOD SIDING

ELEVATION PROPOSED GENERAL NOTES:

- 1. ALL (N) AND (E) EXTERIOR WOOD SIDING TO BE PREPPED AND PAINTED.



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

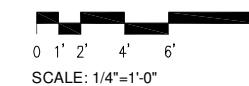


1 ELEVATION - NORTH
 SCALE: 1/4" = 1'-0"

ELEVATION
 NORTH AND EAST
 PROPOSED

PROJ. NO. 2011 - 019
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 PHASE SD
 DRAWN MS
 CHECKED AW

NO.	DATE	REVISION
15 FEB 2012		CERTIFICATE OF APPROPRIATENESS

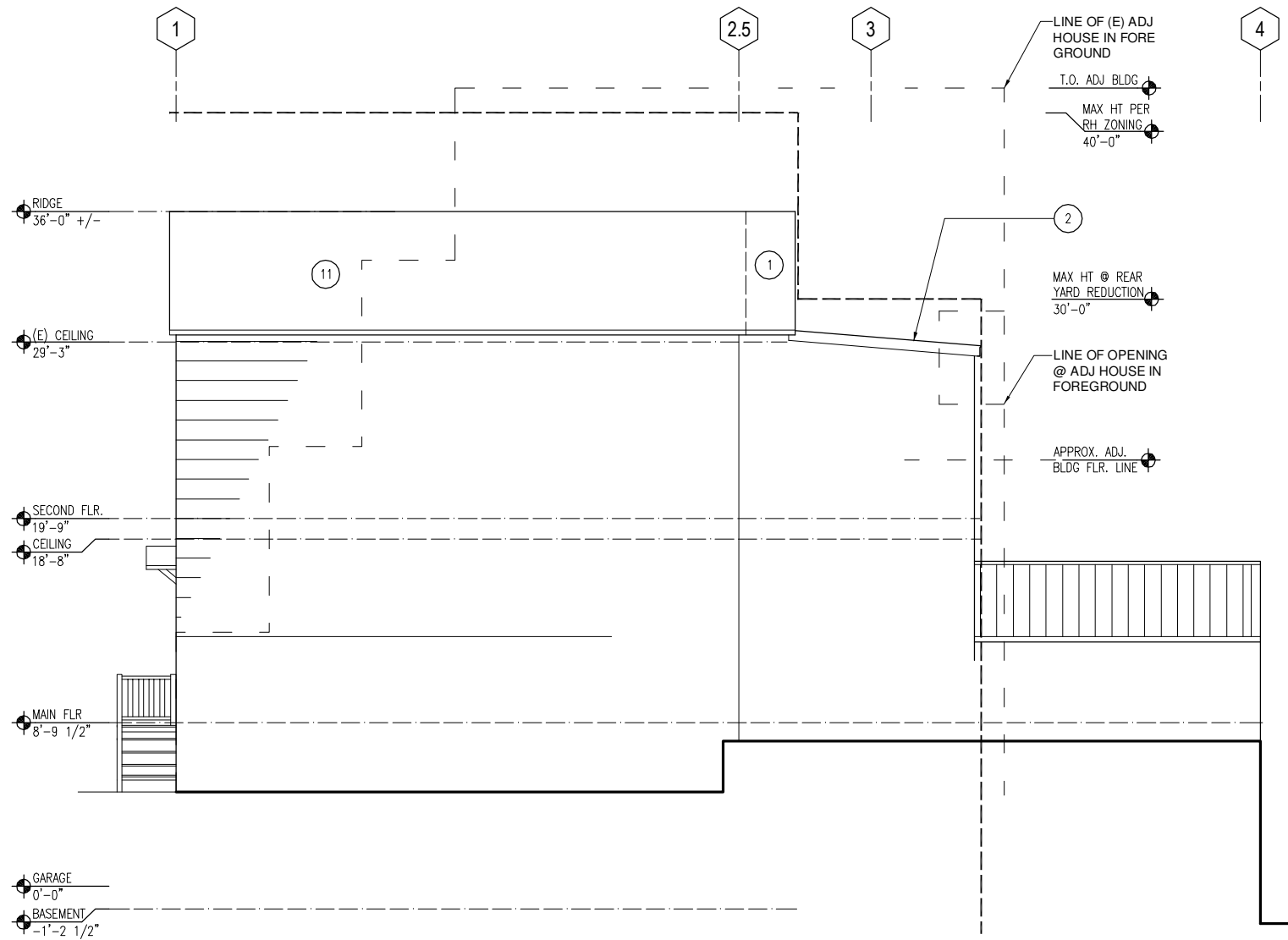


PROPOSED ELEVATION NOTES:

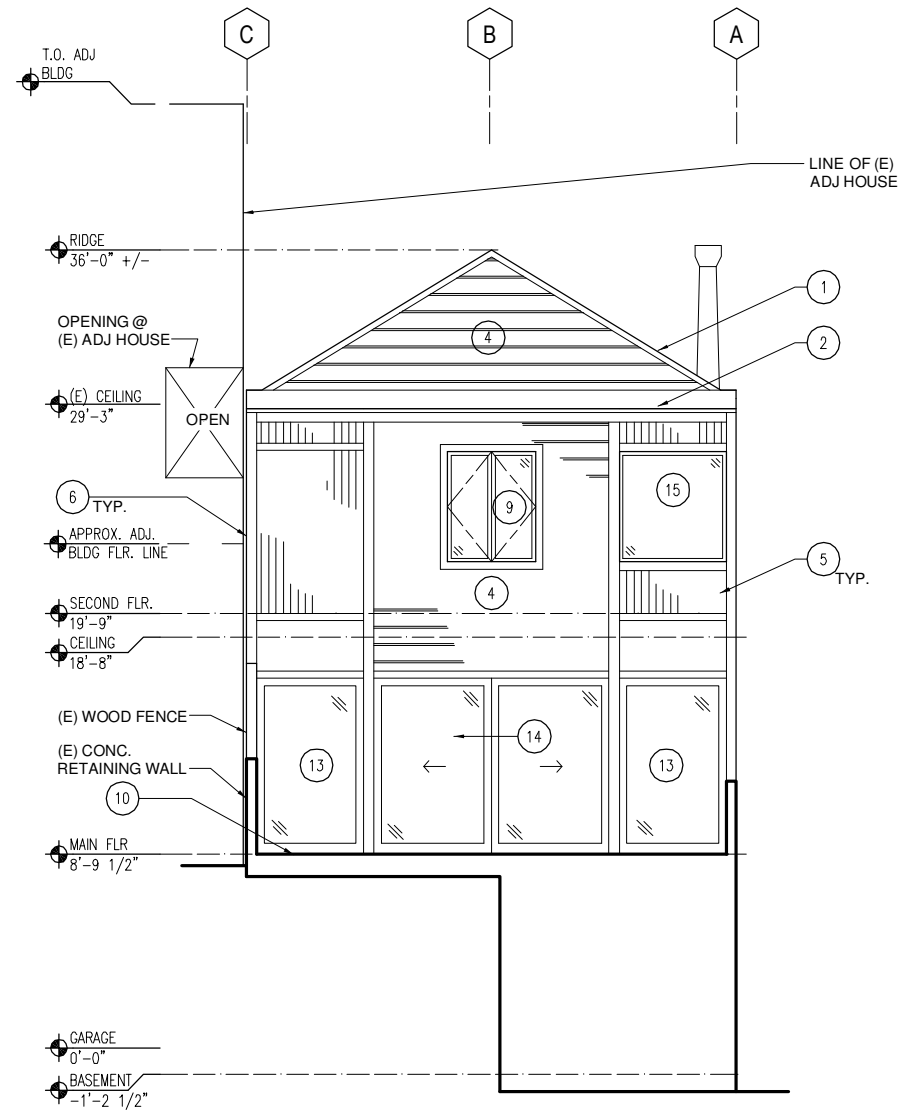
- 1 (N) GABLE ROOF w/ COMP SHINGLES TO MATCH (E) ADJ.
- 2 (N) SHED ROOF w/ COMP SHINGLES TO MATCH (E) GABLE ROOF
- 3 INSTALL (N) 8'-0" H X 10'-8" W SLIDING GLASS DOOR SYSTEM.
- 4 (N) 2x HORIZONTAL WOOD SIDING TO MATCH THE (E) SIDING @ EAST WALL
- 5 (N) 1x VERTICAL WOOD BOARD SIDING
- 6 (N) 2x WOOD TRIM
- 7 INSTALL (N) 8'-0" H X 10'-0" W SLIDING GLASS DOOR SYSTEM
- 8 (N) 5'-0" H X 11'-8" W WOOD FRAMED PICTURE WINDOW DIVIDED INTO THREE
- 9 (N) WOOD FRAMED PAIR OF CASEMENT WINDOWS IN A 4'-0" H X 5'-0" W ROUGH OPENING
- 10 REINSTALL (E) WOOD DECKING. SEE FLOOR PLAN FOR EXTENTS
- 11 REPAIR (E) RUSTIC REDWOOD CHANNEL SIDING
- 12 INSTALL (N) 5'-0" H X 6'-0" W WOOD FRAMED PICTURE WINDOW
- 13 INSTALL (N) 8'-0" H X 4'-10" W WOOD FRAMED PICTURE WINDOW
- 14 INSTALL PAIR OF (N) WOOD FRAMED SLIDING GLASS DOORS IN 8'-0" H X 10'-8" W OPENING
- 15 INSTALL (N) 5'-0" H X 4'-10" W WOOD FRAMED PICTURE WINDOW
- 16 (N) 1 X 6 WOOD TRIM AT DOOR AND WINDOWS WITH 4" APRON UNDER WINDOWS; CONFIRM SIZE MATCH WITH (E) TRIM PAINT GHOSTING AFTER ASBESTOS WOOD SIDING REMOVED

ELEVATION PROPOSED GENERAL NOTES:

- 1. ALL (N) AND (E) EXTERIOR WOOD SIDING TO BE PREPPED AND PAINTED.



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

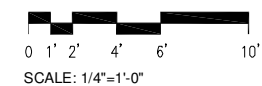


1 ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

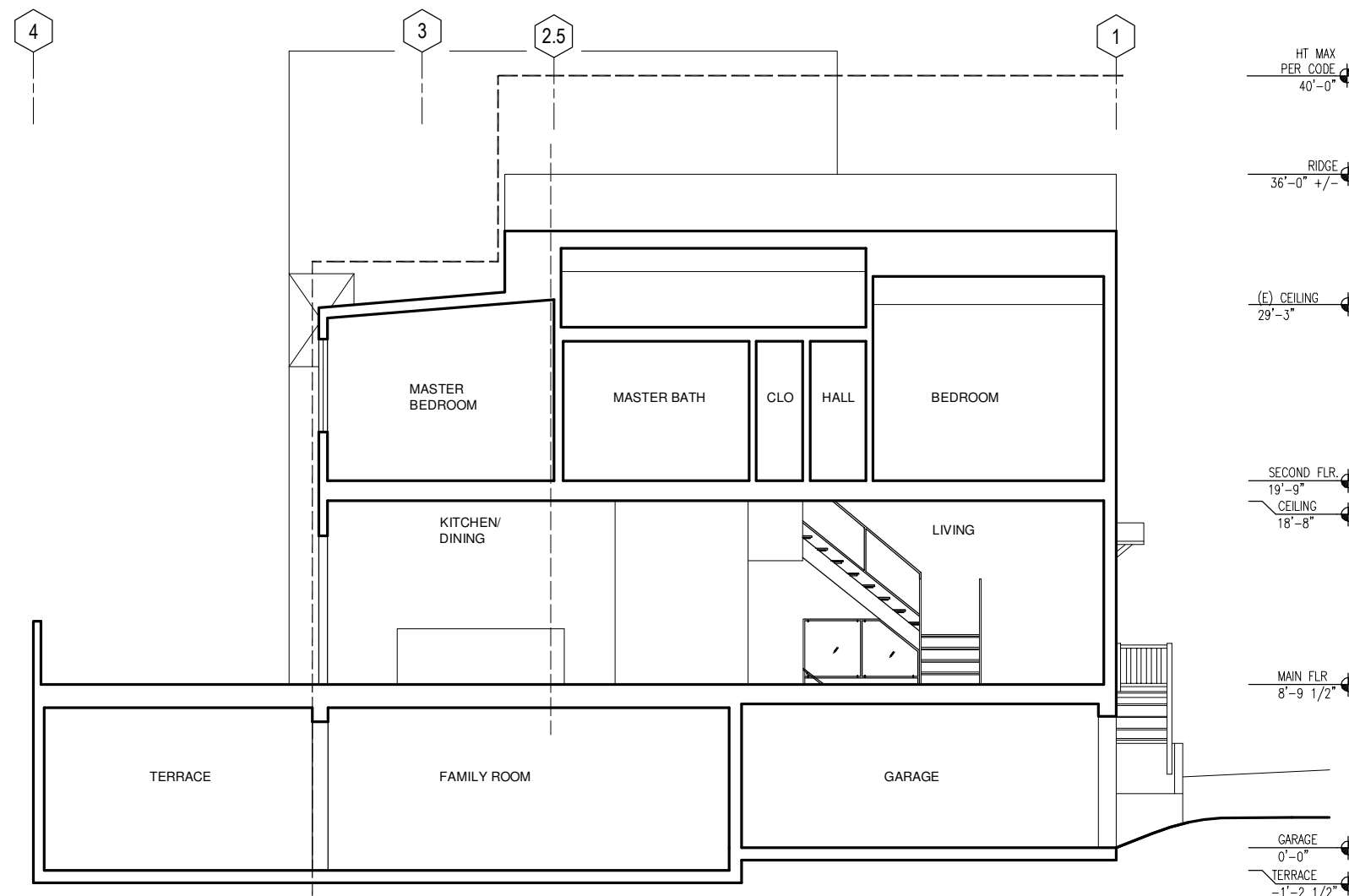
ELEVATION
SOUTH AND WEST
PROPOSED

PROJ. NO. 2011-019
SCALE 1/4" = 1'-0"
DATE 19 JUL 2011
PHASE SD
DRAWN MS
CHECKED

NO.	DATE	REVISION
15 FEB 2012		CERTIFICATE OF APPROPRIATENESS



17 ALTA STREET
 SAN FRANCISCO,
 CALIFORNIA 94113

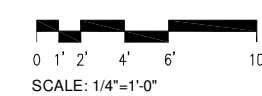


1 SECTION
 SCALE: 1/4" = 1'-0"

SECTION
PROPOSED

PROJ. NO. 2011 - 019
 SCALE 1/4" = 1'-0"
 DATE 19 JUL 2011
 PHASE SD
 DRAWN MS
 CHECKED AW

NO.	DATE	REVISION
15 FEB 2012		CERTIFICATE OF APPROPRIATENESS

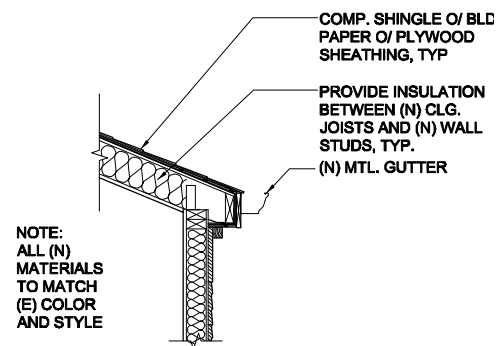


SHEET NO.
A-3.21

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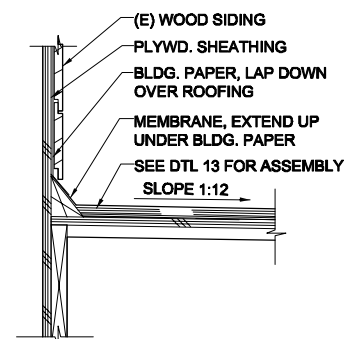
17 ALTA STREET

SAN FRANCISCO,
CALIFORNIA 94113

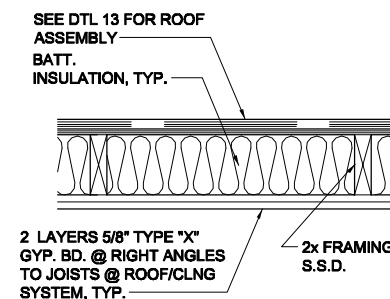


NOTE:
ALL (N)
MATERIALS
TO MATCH
(E) COLOR
AND STYLE

13 EAVE TYP.
3/4"=1'



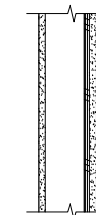
9 ROOF @ (E) EXT. WALL
1 1/2"=1'



5 ROOF ASSEMBLY
1 1/2"=1'

A1 (1 HR RATED) 2x WD. STUDS @ 16" o.c. w/ 5/8" TYPE "X" GYP. SHEATHING o/ 1/2" SHEATHING ON EXTERIOR SIDE, S.S.D. w/ (N) LAP SIDING TO MATCH & ALIGN w/ (E) w/ 5/8" TYPE "X" GYP. BD. @ INTERIOR AND BATT. INSULATION IN STUD SPACE; 1-HOUR RATED SIM. TO 2010 CBC TABLE 720.1(2) ITEM 15-1.1

A2 (NON-RATED): 2x FRAMING w/ 1 LAYER TYPE "X" GYP. BD. FINISH @ INTERIOR. 1/2" STRUCTURAL SHEATHING, S.S.D., 1 LAYER OF BUILDING PAPER, o/ (N) WOOD SIDING @ EXTERIOR

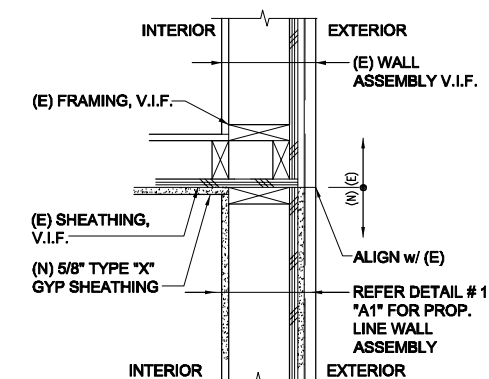


1 WALL TYPES
NO SCALE

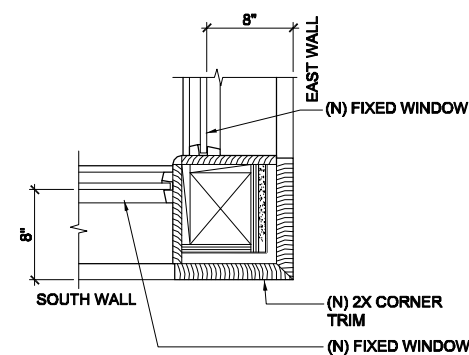
B1 (NON-RATED INTERIOR)
2x WD. STUDS @ 16" o.c. w/ 5/8" GYP. BD BOTH SIDES



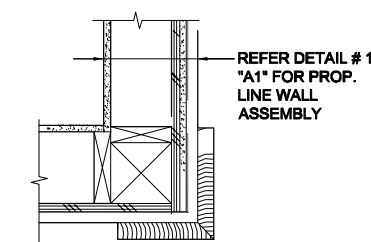
2 WALL TYPE
NO SCALE



3 DETAIL
1 1/2"=1'



8 CORNER w/ WINDOW
HEAD AND JAMB SIMILAR
1 1/2"=1'



4 CORNER
1 1/2"=1'

DETAILS

INTERIOR &
EXTERIOR

PROJ. NO. 2011 - 019
SCALE AS NOTED
DATE 9 AUG 2011
PHASE SD
DRAWN MS
CHECKED --

NO.	DATE	REVISION
15 FEB 2012		CERTIFICATE OF APPROPRIATENESS

SHEET NO.

A-8.01

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