



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: NOVEMBER 21, 2012

*Filing Date:* April 11, 2012  
*Case No.:* **2012.0486A**  
*Project Address:* **19 Alta Street**  
*Category:* Telegraph Hill Landmark District – Contributory Altered  
*Zoning:* RH-3 (Residential-House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0106/024  
*Applicant:* Gregory Iboshi  
1735 Stockton Street, Studio B  
San Francisco, CA 94133  
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*Reviewed By* Tim Frye - (415) 558-6625  
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### PROPERTY DESCRIPTION

**19 ALTA STREET** is located on the south side of Alta Street between Montgomery and Sansome Streets (Assessor's Block 0106; Lot 024). The subject property is a contributory altered property within the Telegraph Hill Landmark District, which is locally designated under Article 10, Appendix G of the Planning Code. It is located within the RH-3 (Residential-House, Three-Family) Zoning District with a 40-X Height and Bulk limit.

19 Alta Street was originally constructed as an Italianate residence in 1876 and was heavily altered by the time of designation in 1986. The subject building was constructed on the site in 1988. It is a three-story over garage residential building designed in the Postmodern architectural style. The building is constructed of wood frame and concrete and clad in horizontal wood siding on the upper levels. The building is capped by a flat roof. Known alterations include reroofing in 1994 and the addition of a roof deck in 2000.

### PROJECT DESCRIPTION

The proposed project involves the alteration of window openings and installation of a guardrail. Specifically, the proposal includes:

- Infill of two (2) existing balconies on the south/rear façade at the second floor level;
- Insertion of two (2) new windows at the location of the existing balconies on the south façade;

- Insertion of two (2) fire-rated metal frame windows with wood trim at third floor level of the east façade;
- Insertion of one (1) fixed, fire-rated metal frame window with wood trim at the second floor level of the east façade;
- Installation of a 42-inch high redwood guardrail with painted metal lattice infill along the rear yard at the east side of the property;
- Interior work including the reconfiguration of laundry room, bath and closets at the second floor and renovation of the master bath at the third floor.

Please see photographs and plans for details.

#### OTHER ACTIONS REQUIRED

None.

#### 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

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a landmark district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

##### ARTICLE 10 – Appendix G – The Telegraph Hill Landmark 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 Landmark 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:

- (c) **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 proposed project will retain the existing residential use of the building.*

**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 contributory altered resource constructed in 1988 within the district, existing exterior features and materials do not appear to be historic. The project will retain the historic character of the Telegraph Hill Landmark District. It will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the district. The proposed exterior alterations will include infill of existing balconies on the south façade, the addition of windows along the east and south façades, and the installation of a guardrail along the rear yard at the east side of the property. These features are non-historic and although the overall appearance of the*

*secondary façade will change, the resulting façade treatments are compatible with the adjacent contributing structures and with the surrounding district.*

**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 proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character. The insertion of a redwood and painted metal guardrail and new metal windows with wood trim will draw upon the characteristics of the surrounding district, but will be constructed using modern materials and recognized as a physical record of its time, place, and use.*

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

*The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the historic district. Alterations to this building will not affect any surrounding contributing resources to the historic district.*

**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 a contributory altered resource constructed in 1988 within the district, existing exterior features and materials do not appear to be historic. The proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the district. The proposed changes are limited to the infill of balconies, creation of window openings and the addition of a guardrail along the rear yard at the east side of the property. These changes will not be visible from the public right-of-way and will not affect the historic materials, features, size, scale, proportion and massing of the building or the surrounding district. Although balconies are a character-defining feature of the district, the existing balconies are not visible from the public right-of-way and infill of these features will not affect historic materials, features or spatial relationships that characterize the district. The proposed property line windows are not visible from the public-right-of-way and the use of metal frames is necessary for fire rating. The new windows are proportionate and in scale with the traditional window patterns in the district and although wood sash is encouraged over metal, the use of wood trim to conceal the metal materials achieves compatibility. The alterations are clearly differentiated and incorporate materials and features that are compatible with the district. This compatibility is achieved through the use of traditional materials including wood trim and redwood posts with painted metal lattice for the railing. The expression of these features incorporates simple, straightforward traditional vernacular forms that are characteristic of 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 Landmark District would be unimpaired if the proposed alterations at the subject property were removed at a future date.*

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received two public inquiries to view plans of the proposed project.

## ISSUES & OTHER CONSIDERATIONS

None.

## STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the Telegraph Hill Landmark District. The overall proposal includes the installation of windows and a guardrail, infill of balconies, and interior work for a contributory altered building constructed in 1988 with no extant historic fabric. Staff finds that the historic character of the district will be retained and preserved and the proposed project will not result in the removal of historic fabric.

The proposed project consists of exterior alterations to renovate the residential building at 19 Alta Street. The work includes the insertion of window openings on the east and south facades, infill of existing balconies on the south façade, and the installation of a redwood and painted metal guardrail along the rear yard at the east side of the property. Although balconies are a character-defining feature of the district, the existing balconies are not visible from the public right-of-way and infill of these features will not affect historic materials, features or spatial relationships that characterize the district. The new property line windows are proportionate and in scale with the traditional window patterns in the district and although wood sash is encouraged over metal, the use of wood trim to conceal the metal materials achieves compatibility. The property line windows are not be visible from the public right-of-way and will not affect the historic materials, features, size, scale, proportion and massing of the building or the surrounding district.

The Department believes that the proposed alterations are clearly differentiated and articulated as a new design element within the Telegraph Hill Landmark District, and are compatible with the scale and character of the property and the district. This compatibility is achieved through the use of traditional materials and simple, straightforward traditional vernacular forms. The proposed materials include metal windows with wood trim and redwood and painted metal for the guardrail that draw upon the characteristics of the surrounding district, but will be constructed using modern materials and will be recognized as a physical record of its time, place, and use. The creation of a guardrail and windows that reference the design, scale and configuration of historic features in the district will make this contributory altered building more compatible with the surrounding 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*.

## PLANNING DEPARTMENT RECOMMENDATION

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

## ATTACHMENTS

Draft Motion  
Parcel Map  
Sanborn Map  
Aerial Photo  
Zoning Map  
Site Photos  
Plans

*GH: G:\Documents\CofA\19 Alta\HPC case docs\19 Alta Street\_Case Report.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: NOVEMBER 21, 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 024 IN ASSESSOR'S BLOCK 0106, WITHIN A RH-3 (RESIDENTIAL-HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on April 11, 2012, Gregory Iboshi of Huang Iboshi Architecture, Inc. (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to remodel the building located on the subject property located on lot 024 in Assessor's Block 0106 for residential use. The work involves the alteration of window openings on the east and south facades, and the installation of a guardrail along the rear yard at the east side of the property. Specifically, the work includes:

- Infill of two (2) existing balconies on the south/rear façade at the second floor level;
- Insertion of two (2) new windows at the location of the existing balconies on the south façade;
- Insertion of two (2) fire-rated metal frame windows with wood trim at third floor level of the east façade;
- Insertion of one (1) fixed, fire-rated metal frame window with wood trim at the second floor level of the east façade;

- Installation of a 42-inch high redwood guardrail with painted metal lattice infill along the rear yard at the east side of the property;
- Interior work including the reconfiguration of laundry room, bath and closets at the second floor and renovation of the master bath at the third floor.

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

WHEREAS, on November 21, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0486A ("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 Historic Preservation Commission hereby **APPROVES** the Certificate of Appropriateness, in conformance with the architectural plans dated September 24, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0486A 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 Landmark District as described in the designation report dated August 7, 1985.

- That the proposal is compatible with, and respects, the character-defining features within the Telegraph Hill Landmark District;
- Proposed work will not damage or destroy distinguishing original qualities or character of the Telegraph Hill Landmark District;
- The alterations are clearly differentiated in massing and design and incorporate materials and features that are compatible with the district, including traditional materials and simple, straightforward traditional vernacular forms found in the District;
- 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 features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**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 landmark 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 landmark in conformance with the Secretary of the Interior's Standards.*

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

*The project will not have any impact on the City's supply of affordable housing.*

- 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.*

- 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.*

- 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 024 in Assessor's Block 0106 for proposed work in conformance with the renderings and architectural sketches dated September 24, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0486A.

**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 November 21, 2012.

Jonas Ionin  
Acting Commission Secretary

AYES: X

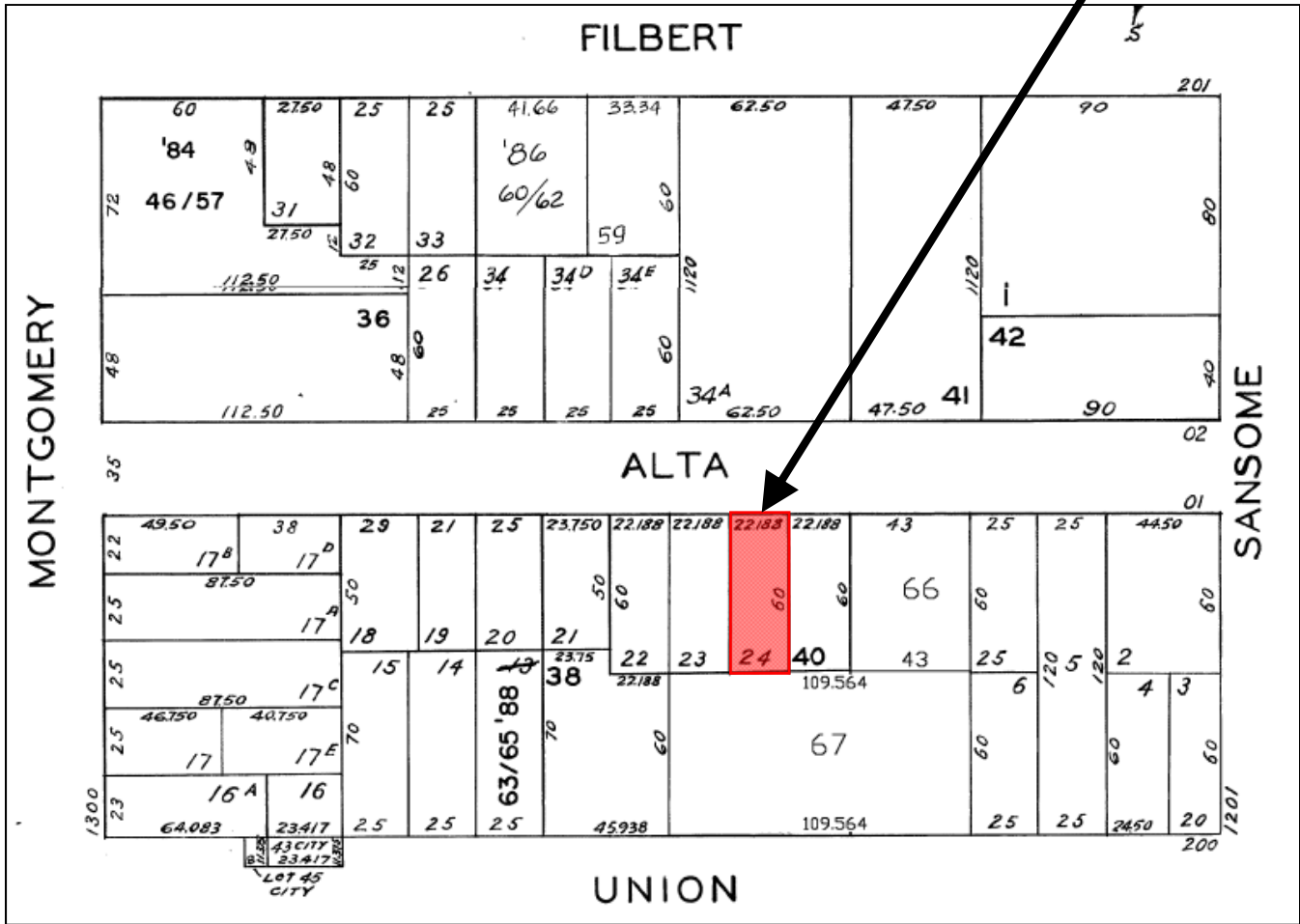
NAYS: X

ABSENT: X

ADOPTED: November 21, 2012

# Parcel Map

SUBJECT PROPERTY

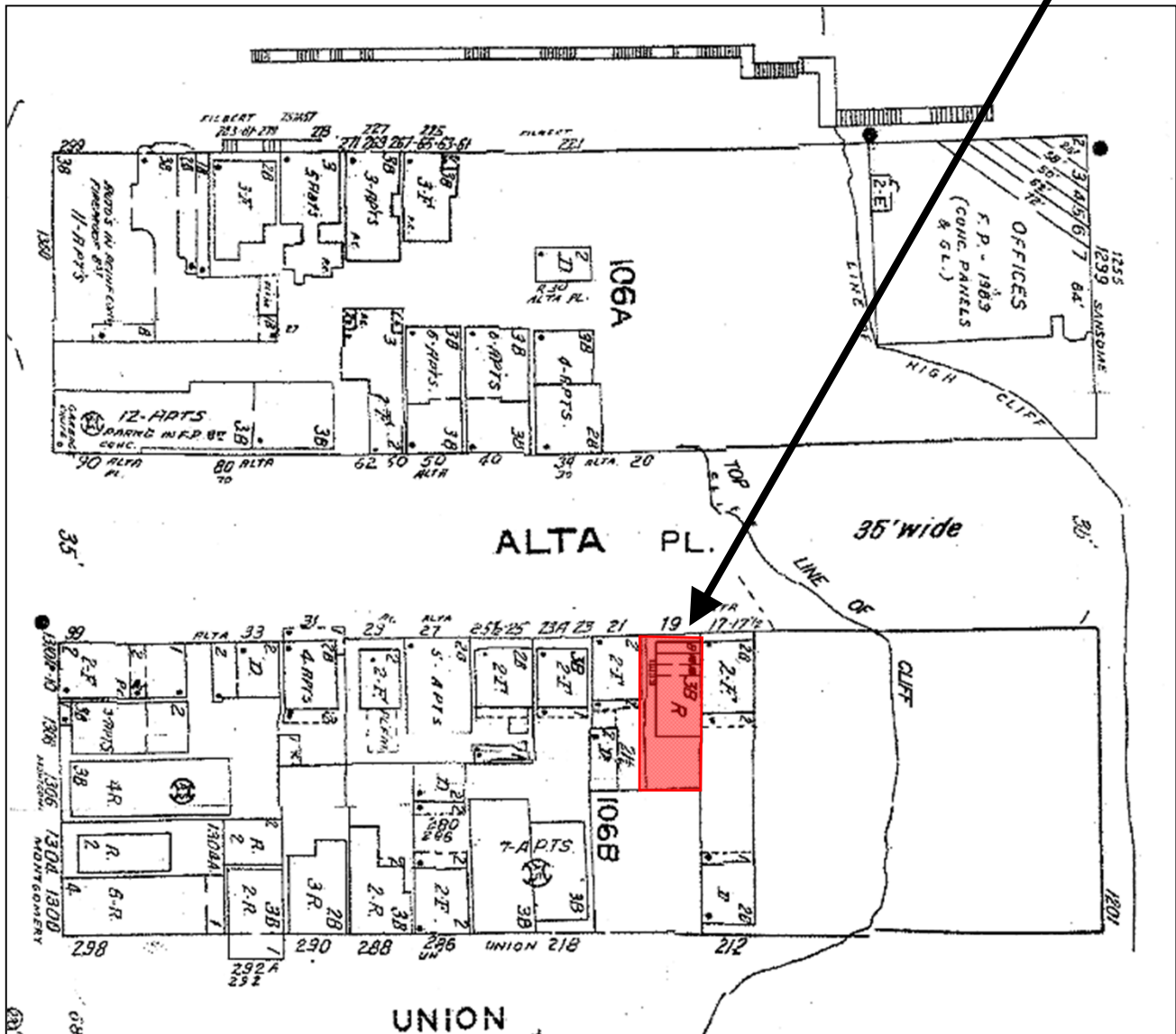


Certificate of Appropriateness Hearing  
 Case Number 2012.0486A  
 19 Alta Street



# Sanborn Map\*

SUBJECT PROPERTY



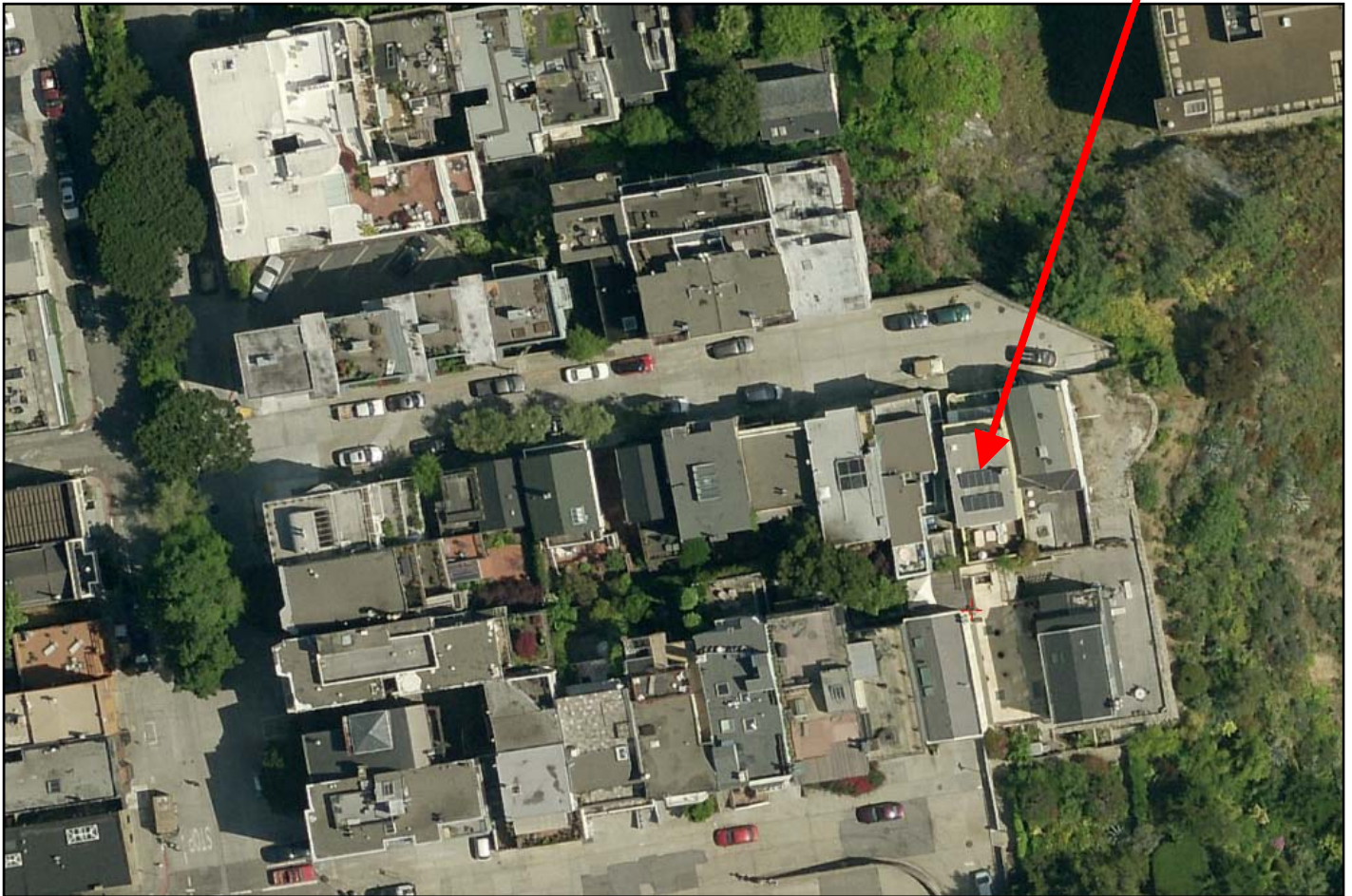
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing  
Case Number 2012.0486A  
19 Alta Street

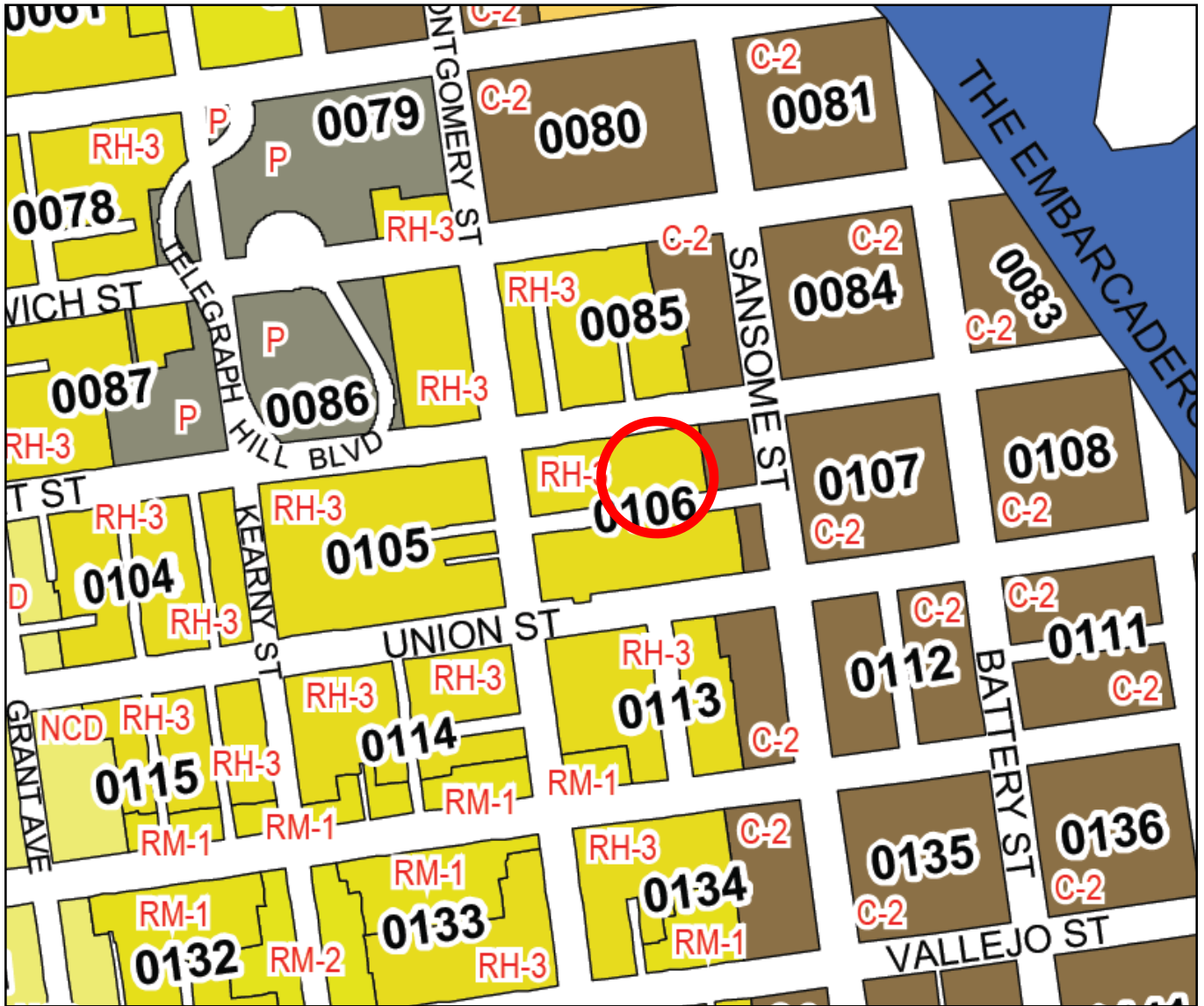
# Aerial Photo

SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case Number 2012.0486A  
19 Alta Street

# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2012.0486A  
19 Alta Street



# Site Photo



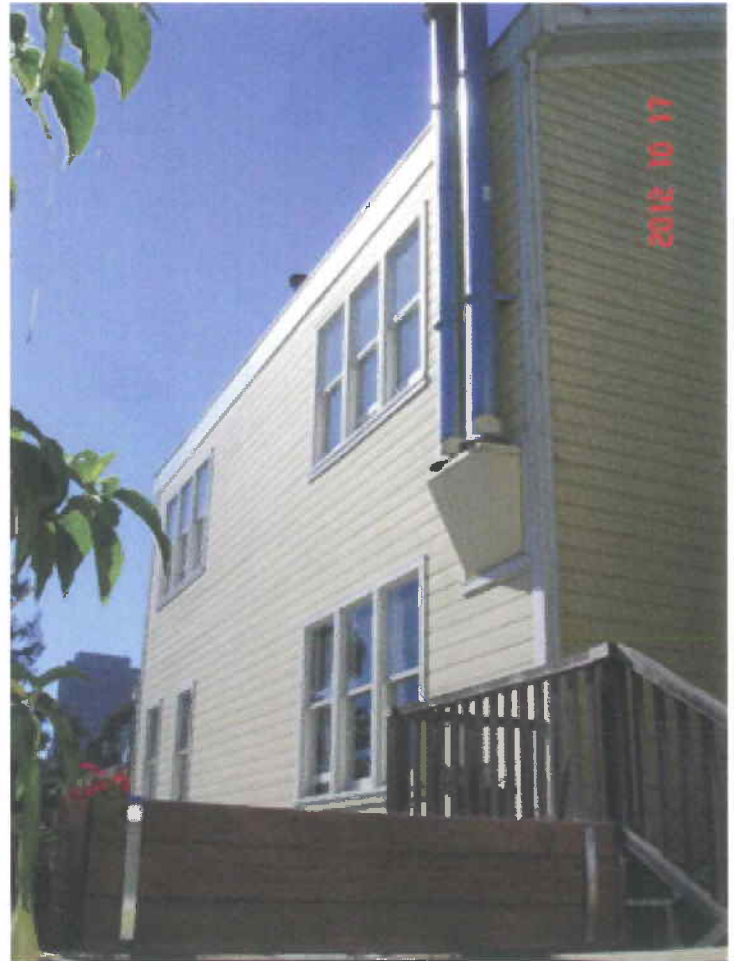
Certificate of Appropriateness Hearing  
Case Number 2012.0486A  
19 Alta Street

# WINDOW EXAMPLES AT ADJACENT PROPERTIES

Similar detail at proposed property line windows for subject property. Photos taken from rear yard of subject property at 19 Alta St.



EAST ELEVATION AT 21 ALTA ST.



EAST ELEVATION AT 218 UNION ST.

SUBJECT PROPERTY



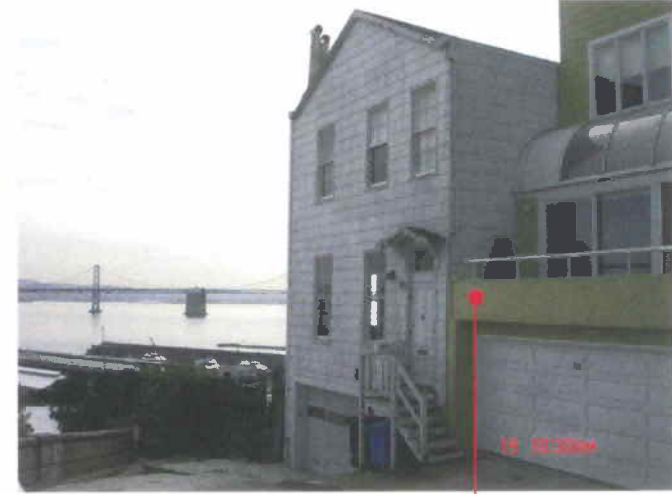
19 ALTA ST, SAN FRANCISCO, CA 94133



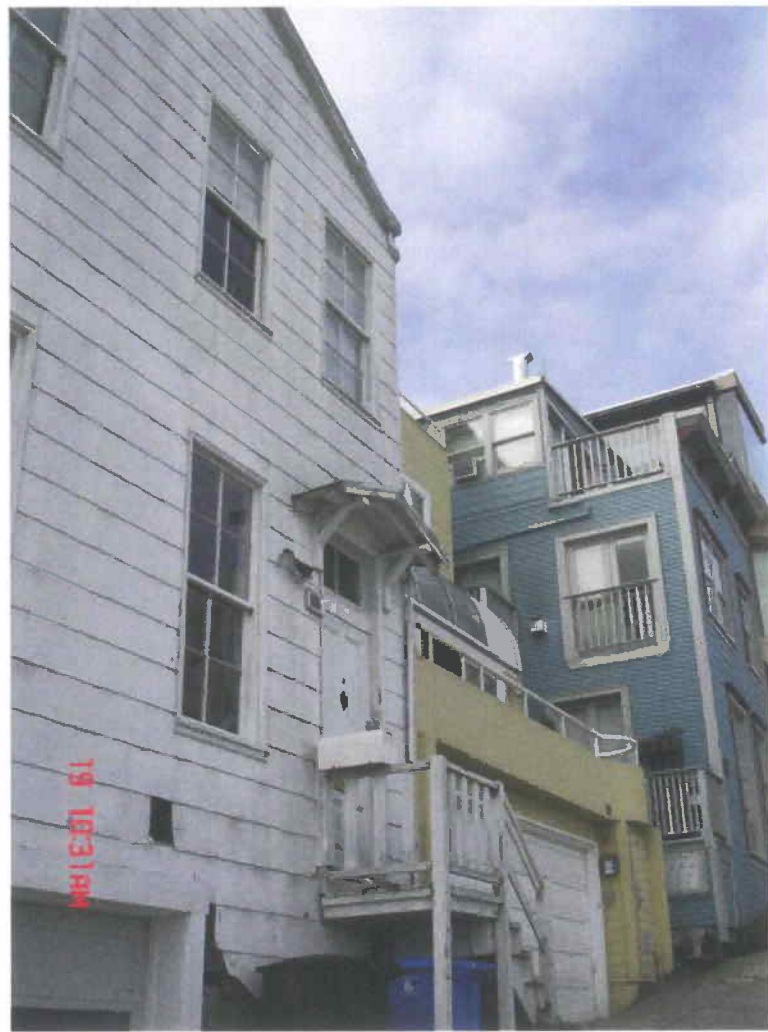
SUBJECT PROPERTY



SUBJECT PROPERTY



19 ALTA ST, SAN FRANCISCO, CA 94133



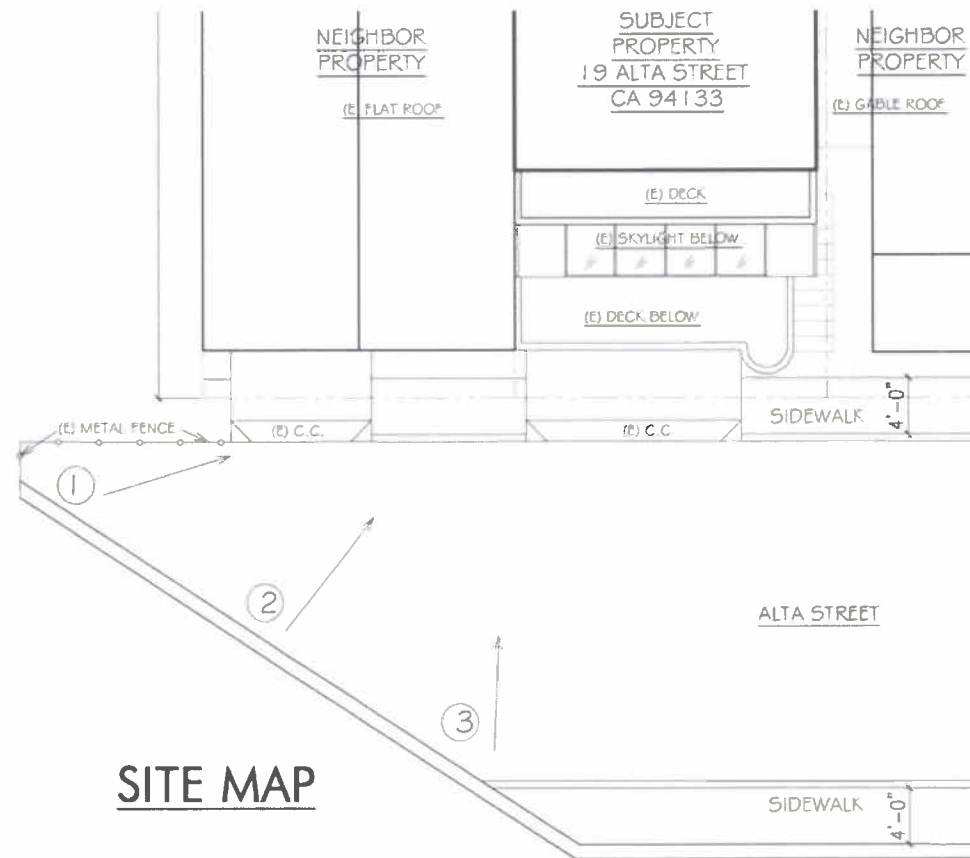
POSITION 1



POSITION 2



POSITION 3



SITE MAP



CORNER VIEW OF ALTA STREET




EXTERIOR  
IMAGES OF  
19 ALTA STREET

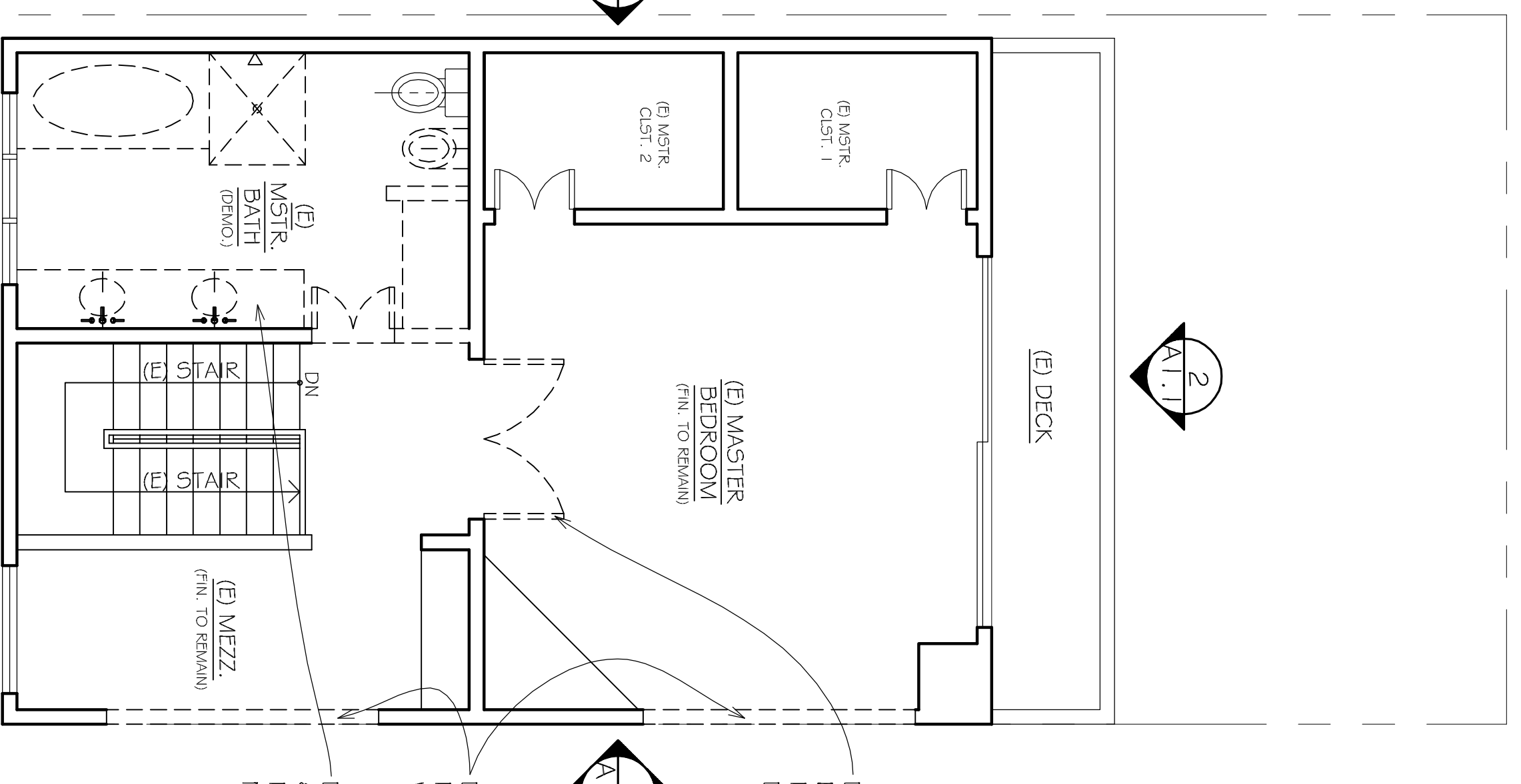


REVISIONS

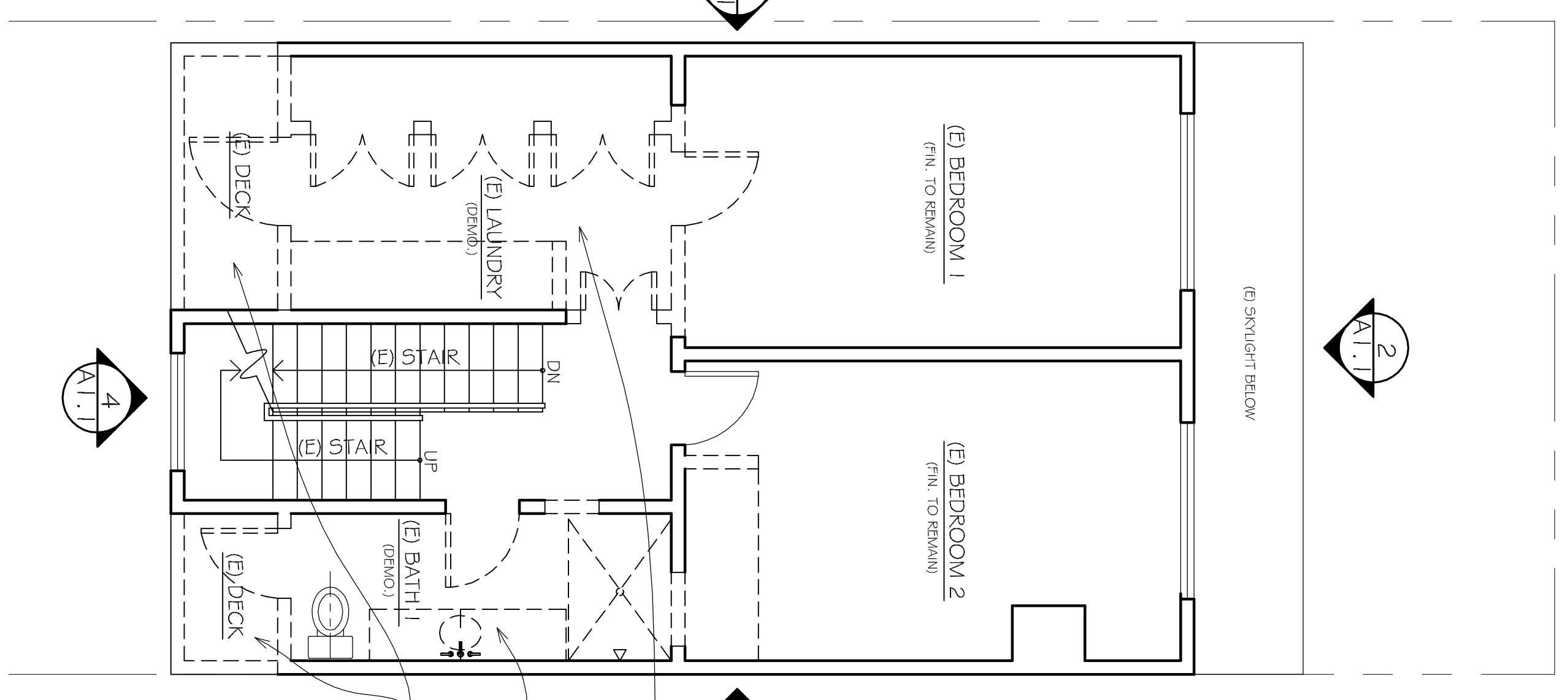
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SITE PERMIT	07/05/12
REVISION	09/24/12

LEGEND

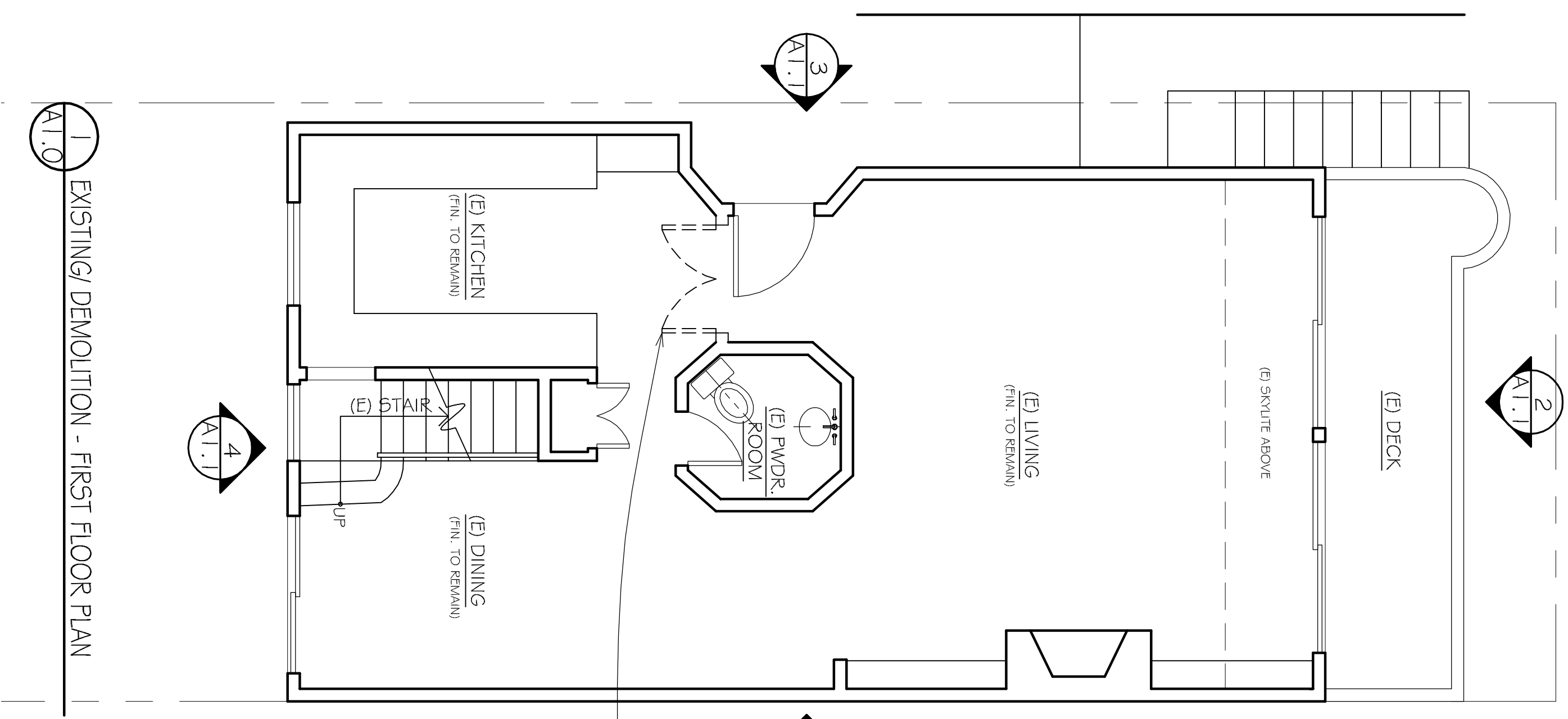
-  EXISTING PARTITIONS/  
WALLS/ ELEMENTS TO  
REMAIN
-  EXISTING PARTITIONS/  
WALLS/ ELEMENTS TO BE  
DEMOLISHED
-  BEAMS/ ELEMENTS  
OVERHEAD



3 EXISTING/ DEMOLITION - THIRD FLOOR PLAN  
A1.0



2 EXISTING/ DEMOLITION - SECOND FLOOR PLAN  
A1.0

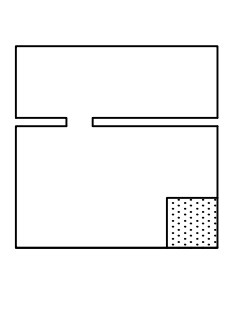


1 EXISTING/ DEMOLITION - FIRST FLOOR PLAN  
A1.0

DEMOLITION NOTES

1. EXTERIOR & INTERIOR WALLS, DOORS, WINDOWS, & ELEMENTS INDICATED WITH DASHED LINES ARE TO BE DEMOLISHED.
2. WHERE ROOM LABELED AS (DEMO) ALL FLOOR & C.G., FINISHES, FIXTURES, AND EQUIP. TO BE REMOVED.
3. WHERE ROOM LABELED (FIN. TO REMAIN) SELECTIVE DEMOLITION TO BE LIMITED TO AREAS & ITEMS REQUIRED FOR NEW WORK.
4. THE CONTRACTOR SHALL PROPERLY SHORE PERIMETER OF PROPERTY WHERE AFFECTED BY EXCAVATION OF EXISTING GRADE.
5. IF DEEMED NECESSARY BY ENGINEER, STRUCTURES ON ADJACENT PROPERTIES AFFECTED BY DEMOLITION, EXCAVATION OR CONSTRUCTION ASSOCIATED WITH THIS PROJECT WILL BE PROPERLY UNDERPINNED.
6. ALL PARTITION WALLS TO BE DEMOLISHED MUST BE VERIFIED AS NON-STRUCTURAL, WHERE STRUCTURAL DEMOLITION IS TO OCCUR, ALL PRECAUTIONS MUST BE TAKEN TO PROPERLY SHORE UP THE PORTIONS REMOVED AND SUPPORT (E) STRUCTURAL MEMBERS TO REMAIN. ALL PROCEDURES SHOULD BE CONDUCTED AS REQUIRED BY THE STRUCTURAL ENGINEER.
7. SCOPE OF FLOORING MATERIALS & EXTENT OF WALL AND CEILING FINISHES TO BE REMOVED ARE DEMARCATED BY LINES OR THRESHOLDS @ DOORWAYS.
8. SALVAGE ALL FIXTURES, DOORS, EQUIPMENT, ETC. THE OWNER SHALL DECIDE REUSE OR PROPER DISPOSAL BY THE CONTRACTOR. PROPERLY DISPOSE OF ALL NON-SALVAGABLE DEMOLISHED MATERIALS (PER SFBG).
9. THE CONTRACTOR SHALL PROVIDE PROVISION FOR PROPER DISPOSAL OF ALL HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION (PER SFBG).
10. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING DEMOLITION TO MINIMIZE DAMAGE OF SURROUNDING MATERIALS.
11. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO DEMOLITION OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
12. ALTERATION IS NOT TO EXCEED THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS. A SEPARATE AND ADDITIONAL PERMIT IS REQUIRED TO REPAIR DRY-ROT OR FOR ANY ALTERATION WHICH EXCEEDS THE SCOPE OF DEMOLITION DESCRIBED IN THESE PLANS.

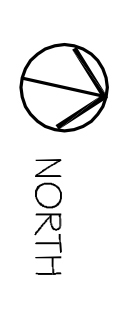
HUANG IBOSHI  
ARCHITECTURE



1736 STOCKTON STREET  
SAN FRANCISCO, CA 94133  
(415) 217-7055



TITLE  
EXISTING/ DEMOLITION  
PLANS



DRAWN BY  
GJ/ICJ/AM

SCALE  
1/4" = 1'-0"

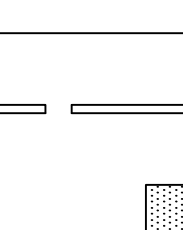
SHEET  
A1.0

REVISIONS	
DESCRIPTION	DATE
SITE PERMIT	07/05/12
REVISION	09/24/12

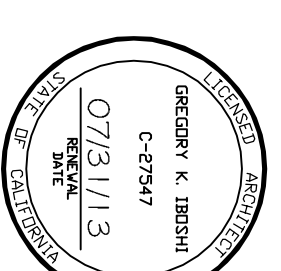
## BAGLEY GILKLICH RESIDENCE RENOVATION

ADDRESS: 19 ALTA STREET, SAN FRANCISCO, CA 94133  
OWNER: BRITTANY BAGLEY & DAVID GILKLICH

**HUANG IBOSHI  
ARCHITECTURE**



1736 STOCKTON STREET  
SAN FRANCISCO, CA 94133  
(415) 217-2055



TITLE  
EXISTING/DEMOLITION  
ELEVATIONS

DRAWN BY  
GJ/JC/AM

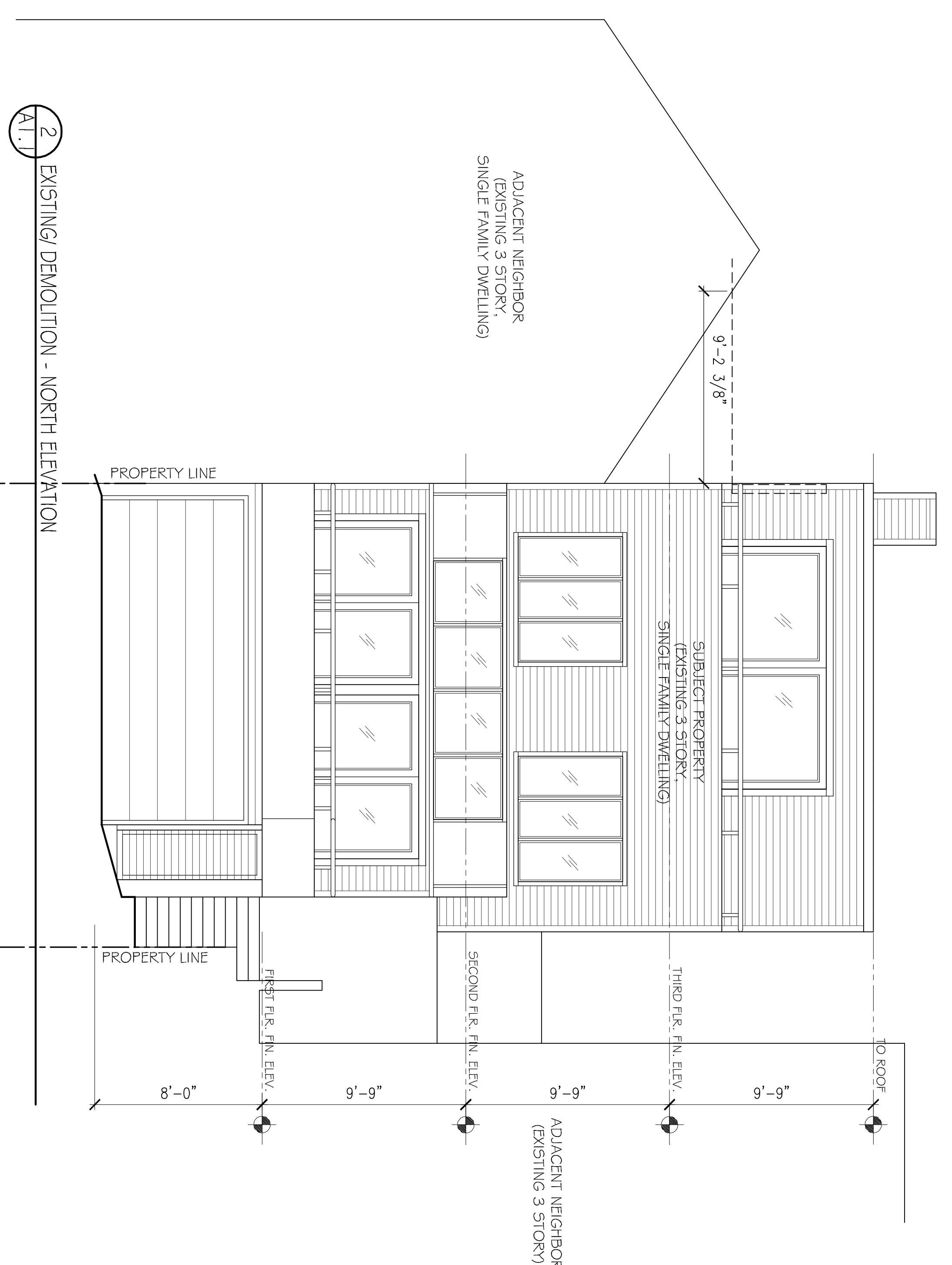
ISSUED BY  
L9 ALTA

SCALE  
1/4" = 1'-0"

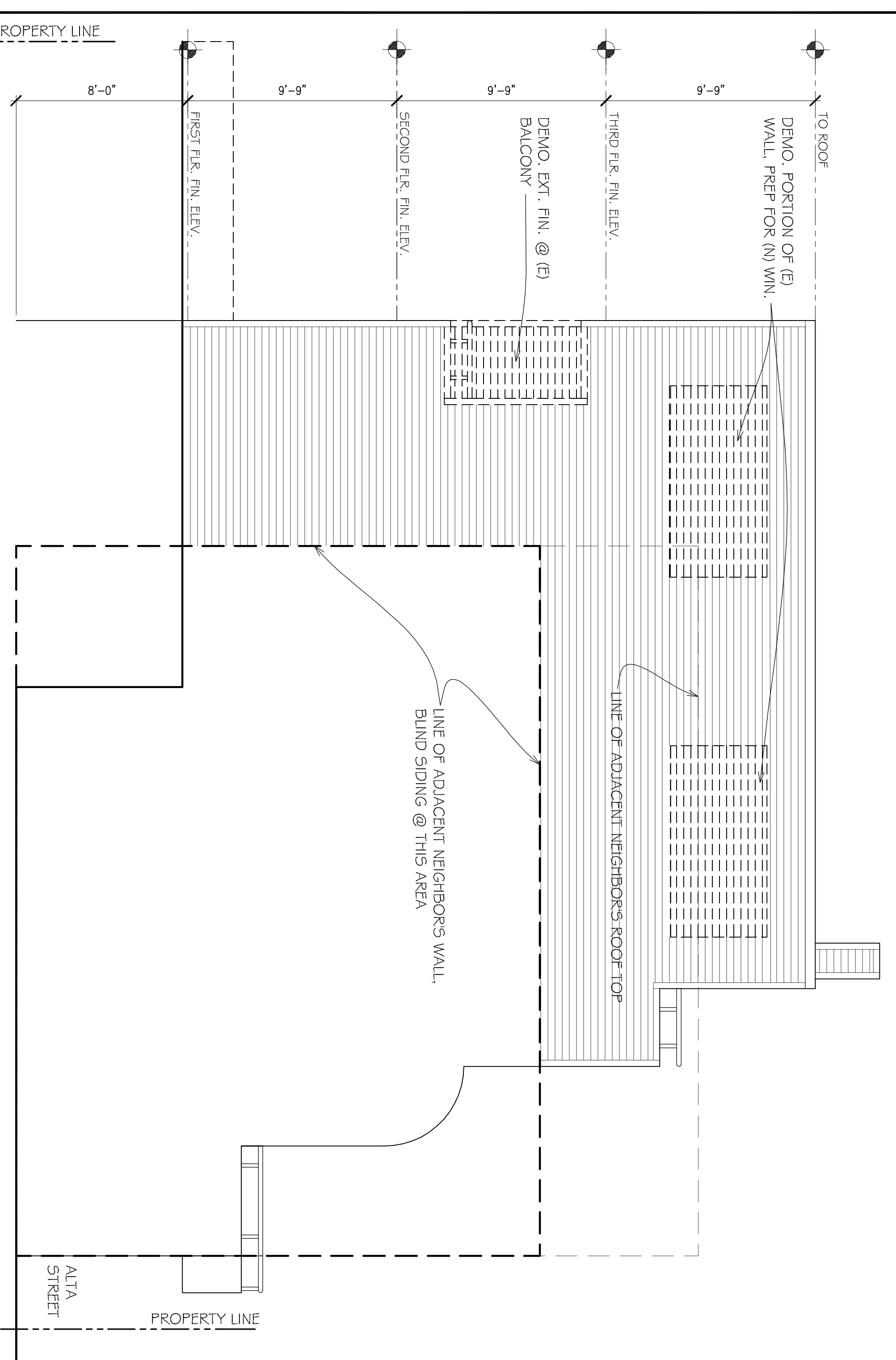
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09/24/12

SHEET

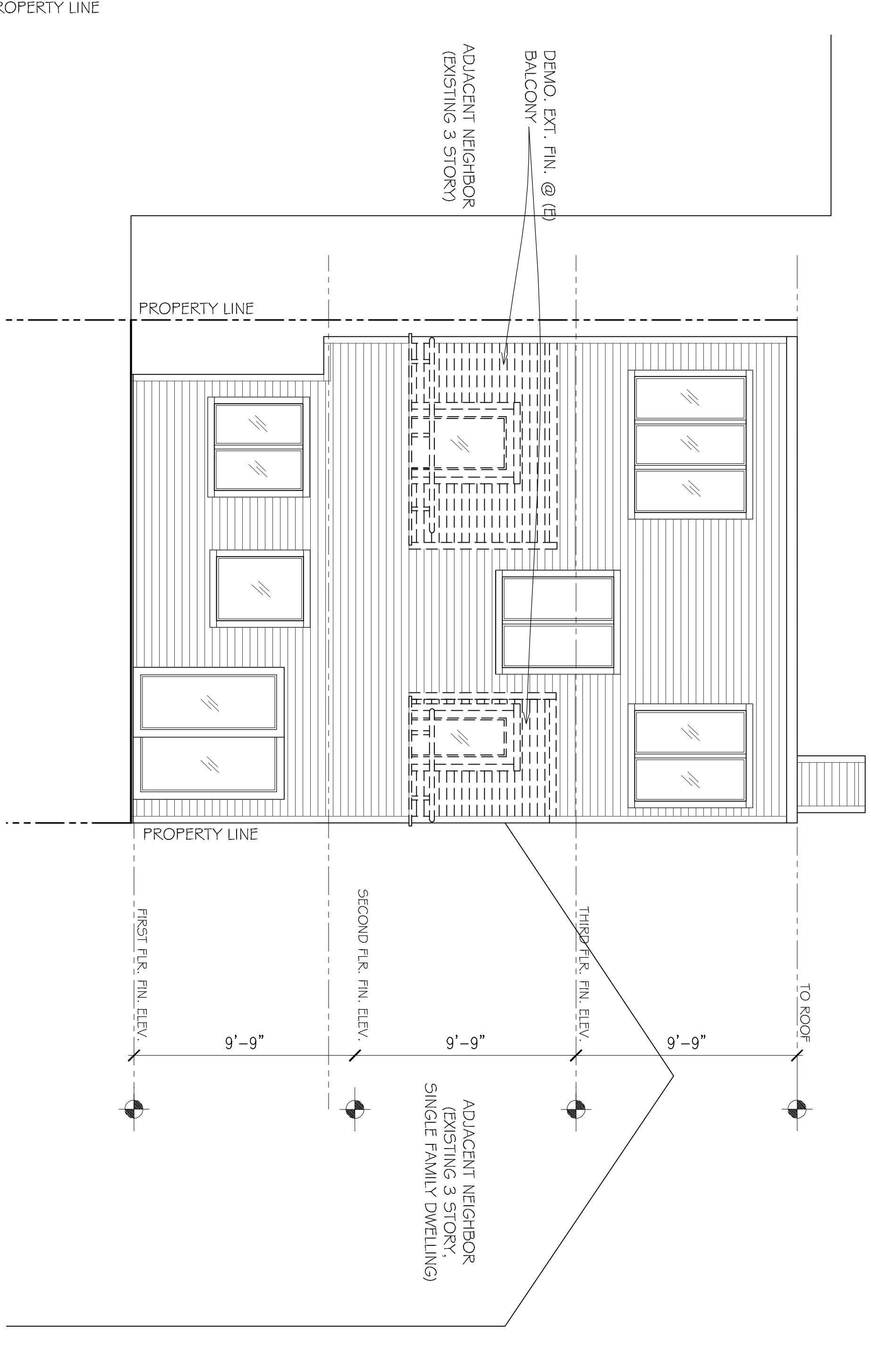
**A1.1**



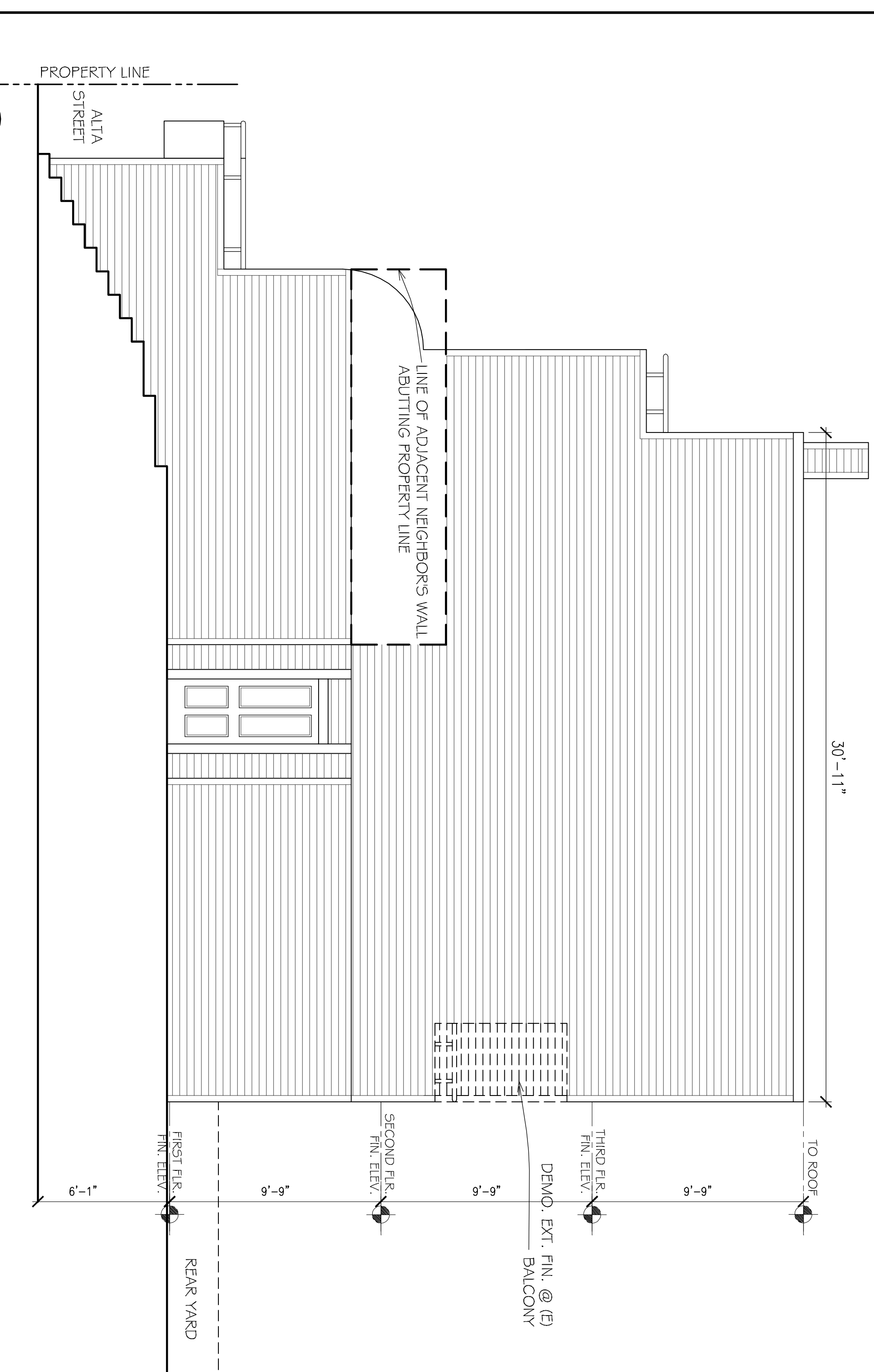
**2** EXISTING/DEMOLITION - NORTH ELEVATION  
A1.1



**1** EXISTING/DEMOLITION - EAST ELEVATION  
A1.1



**4** EXISTING/DEMOLITION - SOUTH ELEVATION  
A1.1






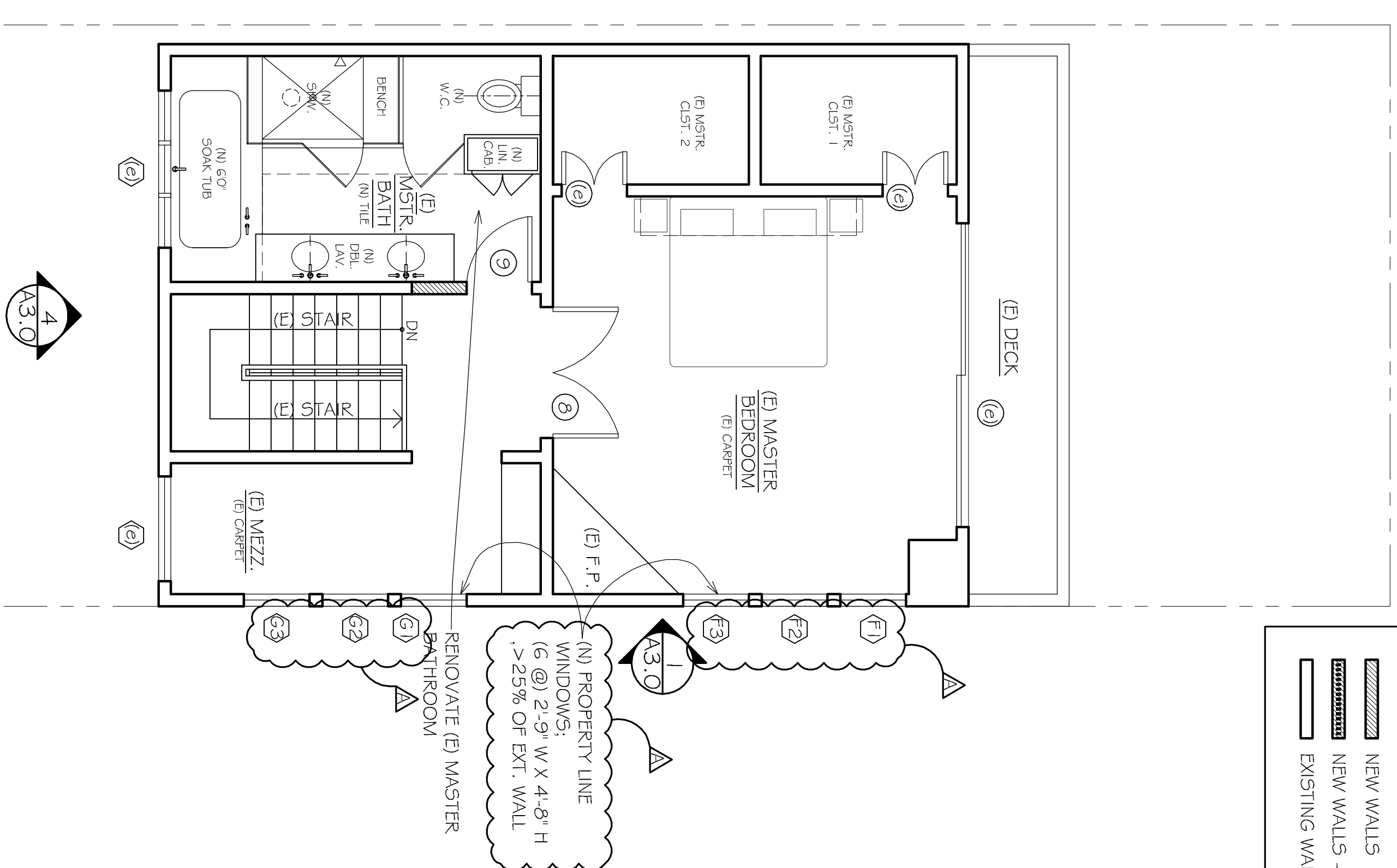
**3** EXISTING/DEMOLITION - WEST ELEVATION  
A1.1



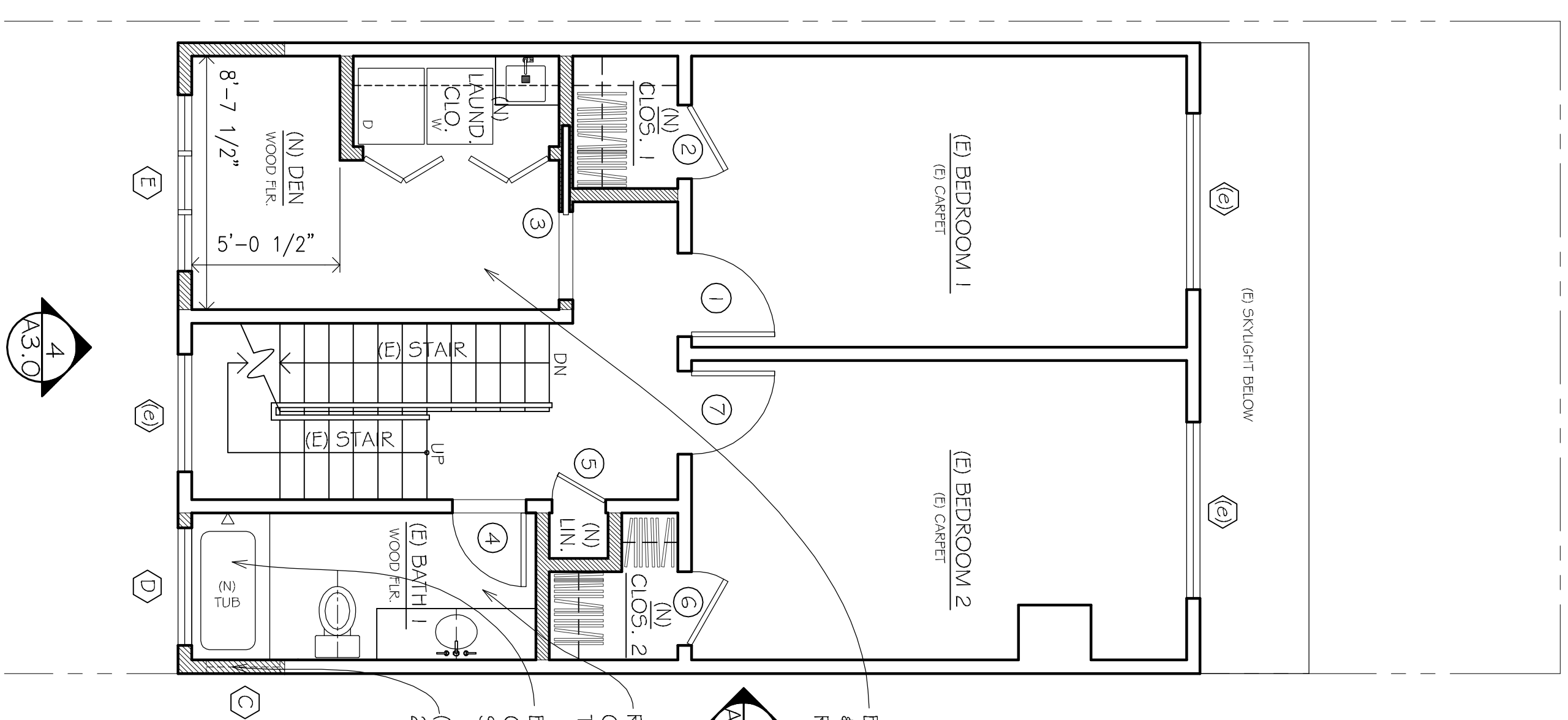
REVISIONS	DATE
DESCRIPTION	07/05/12
SITE PERMIT	09/24/12
REVISION	

### LEGEND

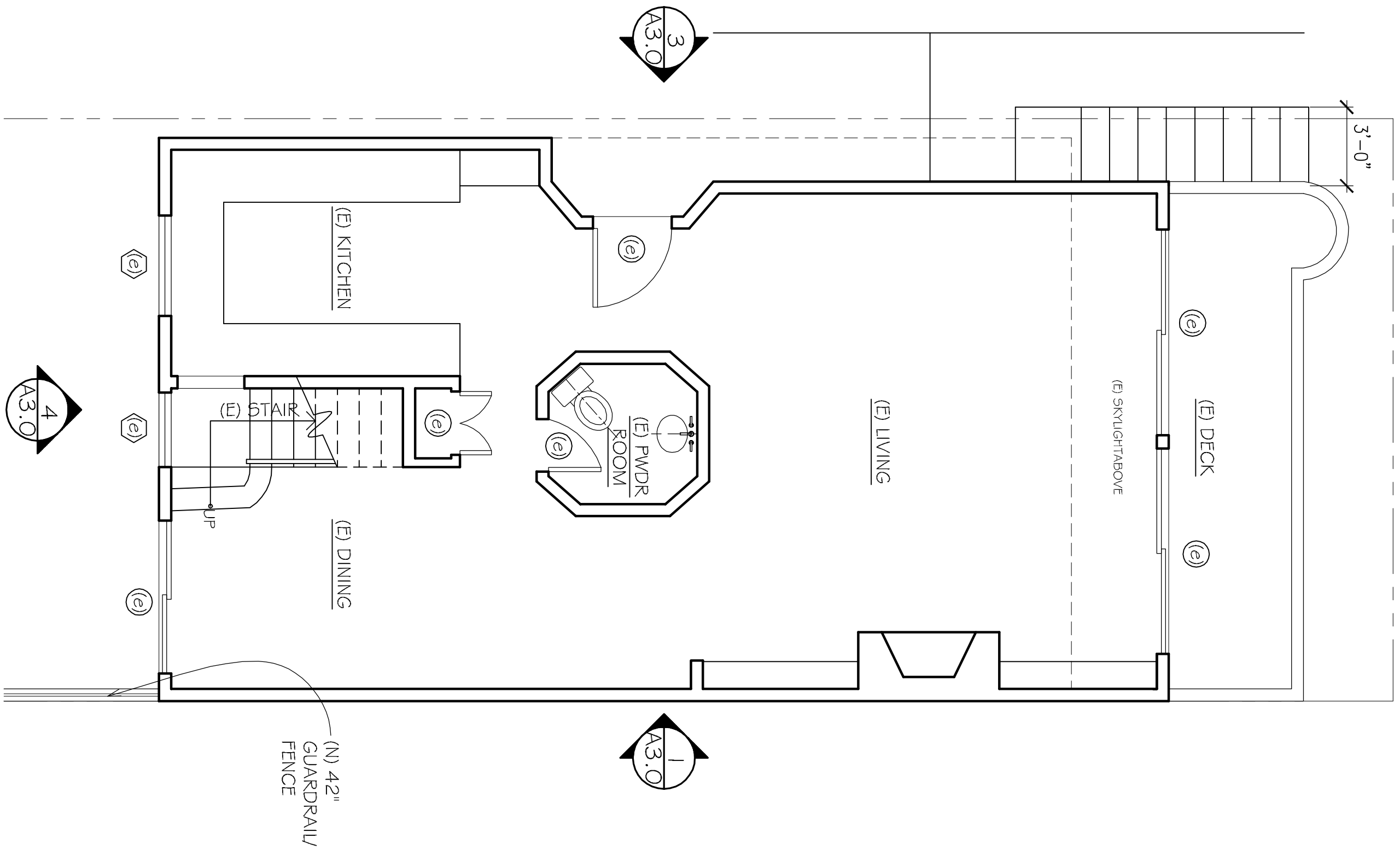
-  NEW WALLS
-  NEW WALLS - 1 HR RATED
-  EXISTING WALLS TO REMAIN



3 NEW THIRD FLOOR PLAN



2 NEW SECOND FLOOR PLAN



1 NEW FIRST FLOOR PLAN

MARK	SASH	OPENING	WINDOW / GLASS	TYPE	HEAD	JAMB	SILL	REMARKS
C	2'-6"	4'-11"	1	IF				FIXED @ BATHROOM 2
D	4'-0"	4'-11"	0	IF				FIXED @ BATHROOM 2
E	6'-0"	4'-11"	0	C/F				FIXED @ BATHROOM 2
F	2'-8"	4'-11"	8"	IFR	3/4"x0	4/4"x0	3/4"x0	FIXED @ BATHROOM 2
G	2'-8"	4'-11"	8"	IFR	3/4"x0	4/4"x0	3/4"x0	FIXED @ BATHROOM 2
H	2'-8"	4'-11"	8"	IFR	3/4"x0	4/4"x0	3/4"x0	FIXED @ BATHROOM 2
I	2'-8"	4'-11"	8"	IFR	3/4"x0	4/4"x0	3/4"x0	FIXED @ BATHROOM 2

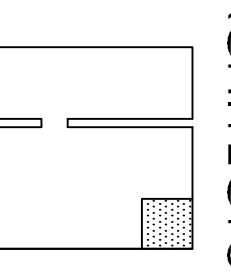
MARK	DOOR	OPENING	TYPE	GLASS	DETAIL	HARDWARE	REMARKS
1	2'-6"	10'-0"	SR	SR	BL	BL	DOOR @ BEDROOM 1
2	2'-6"	10'-0"	SR	SR	PL	PL	DOOR @ CLOSET
3	2'-6"	10'-0"	SR	SR	BL	BL	DOOR @ BATH/DEN
4	2'-6"	10'-0"	SR	SR	BL	BL	DOOR @ BATH/DEN
5	2'-6"	10'-0"	SR	SR	PL	PL	DOOR @ CLOSET
6	2'-6"	10'-0"	SR	SR	PL	PL	DOOR @ CLOSET
7	2'-6"	10'-0"	SR	SR	PL	PL	DOOR @ BEDROOM 2
8	2'-6"	10'-0"	SR	SR	PL	PL	DOOR @ BEDROOM 2
9	2'-6"	10'-0"	SR	SR	PL	PL	DOOR @ MASTER BATH

### CONSTRUCTION NOTES

- WINDOW SIZES ON WINDOW SCHEDULE ARE SASH OPENINGS. VERIFY ALL WINDOW SIZES & OPENINGS IN FIELD.
- PROVIDE HANDRAILS AT ALL (N) STAIRS & STEPS (WITH 2 OR MORE RISERS) @ 36" HEIGHT. HANDRAILS SHALL BE CAPABLE OF A 200-POUND POINT LOAD APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL. 4" MAXIMUM OPENING BETWEEN GUARDRAIL. THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4 IN. NOR MORE THAN 2 IN. IN CROSS-SECTION DIMENSION OR SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDGRIP SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34 IN. NOR MORE THAN 38 IN. ABOVE LANDINGS & THE NOSING OF TREADS.
- 1-HR FIRE RATED WALL CONSTRUCTION: 5/8" TYPE 'X' GYP. BD. EA. SIDE OF 2X WD. CONSTRUCTION OR 2 LAYERS ON ONE SIDE WITH OFFSET SEAMS.
- ALL NEW INTERIOR WALL SURFACES TO BE (N) GWB, UON. SEE FINISH SCHEDULE FOR GRADE LEVEL OF FINISH. PROVIDE WATER PROOF GWB IN ALL WET LOCATIONS.
- INSTALL BATT-INSULATION AT ALL PERIMETER WALLS, CEILING, & FLOORS WHERE WORK ALLOWS (PER TITLE 24 SPECIFICATIONS). PROVIDE ACOUSTICAL INSULATION AT WALL & CEILING OF ALL BEDROOMS & BETWEEN DIFFERENT OCCUPANCIES OR UNITS.
- ALL BEDROOMS SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE WINDOW OR DOOR. ESCAPE WINDOWS TO HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF. AND MINIMUM NET CLEAR OPENABLE DIMENSIONS OF 20" IN HEIGHT BY 24" IN WIDTH. SILLS SHALL BE NOT MORE THAN 44" ABOVE FINISHED FLOOR. SEE PLANS AND WINDOW SCHEDULE FOR LOCATION AND SIZES.

1736 STOCKTON STREET  
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**HUANG IBOSHI ARCHITECTURE**



**BAGLEY GILKLICH RESIDENCE RENOVATION**


ADDRESS: 19 ALTA STREET, SAN FRANCISCO, CA 94133  
OWNER: BRITTANY BAGLEY & DAVID GILKLICH

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

DATE: 09/24/12

TITLE: NEW FLOOR PLANS, WINDOW SCHEDULE, DOOR SCHEDULE

DESIGNED BY: C-27947  
07/13/12



DRAWN BY: GJ/JCJ AM

DATE: 19 ALTA

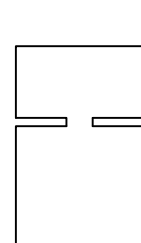
SHEET: **A2.0**

REVISIONS	
DESCRIPTION	DATE
SITE PERMIT	07/05/12
REVISION	09/24/12

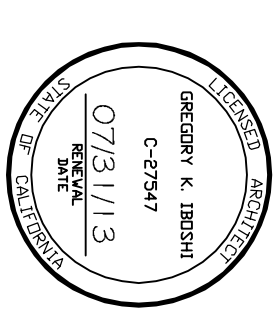
## BAGLEY GILKLICH RESIDENCE RENOVATION

ADDRESS: 19 ALTA STREET, SAN FRANCISCO, CA 94133  
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**HUANG IBOSHI  
ARCHITECTURE**



1736 STOCKTON STREET  
SAN FRANCISCO, CA 94133  
(415) 217-2055



TITLE  
**NEW ELEVATIONS**

DRAWN BY  
GJ/JC/AM

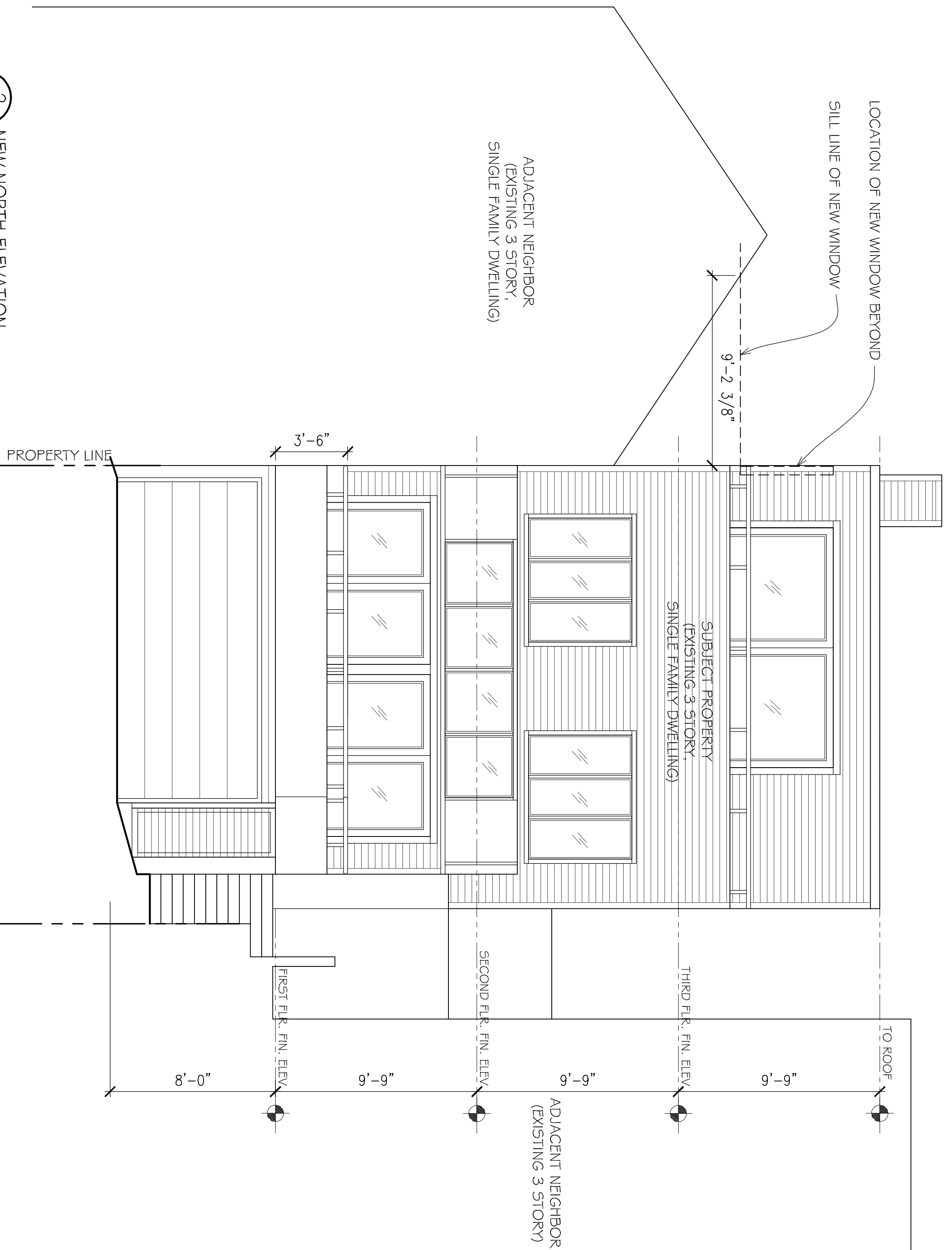
ISSUED NO.  
19 ALTA

SCALE  
1/4" = 1'-0"

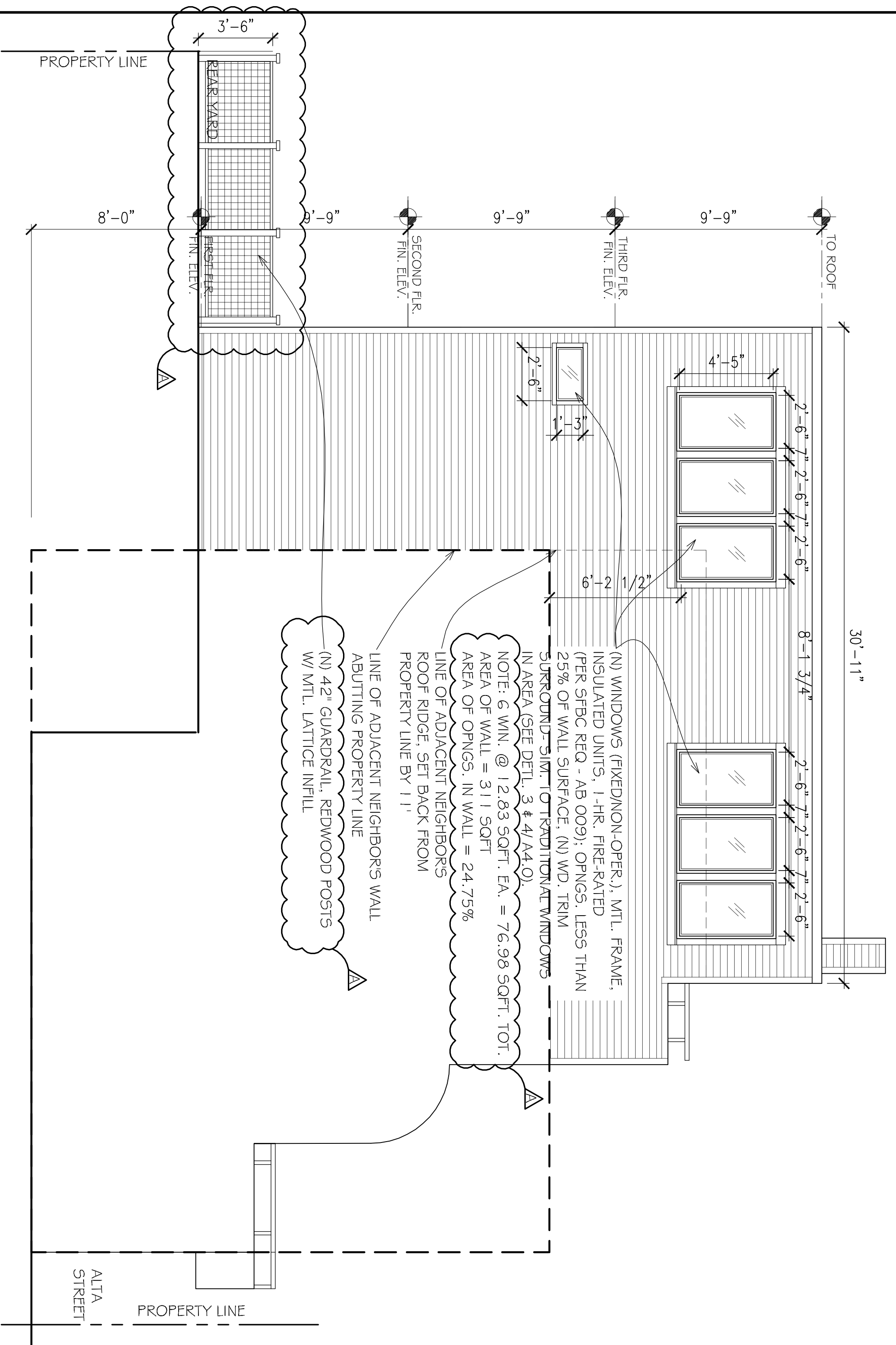
DATE  
09/24/12

SHEET

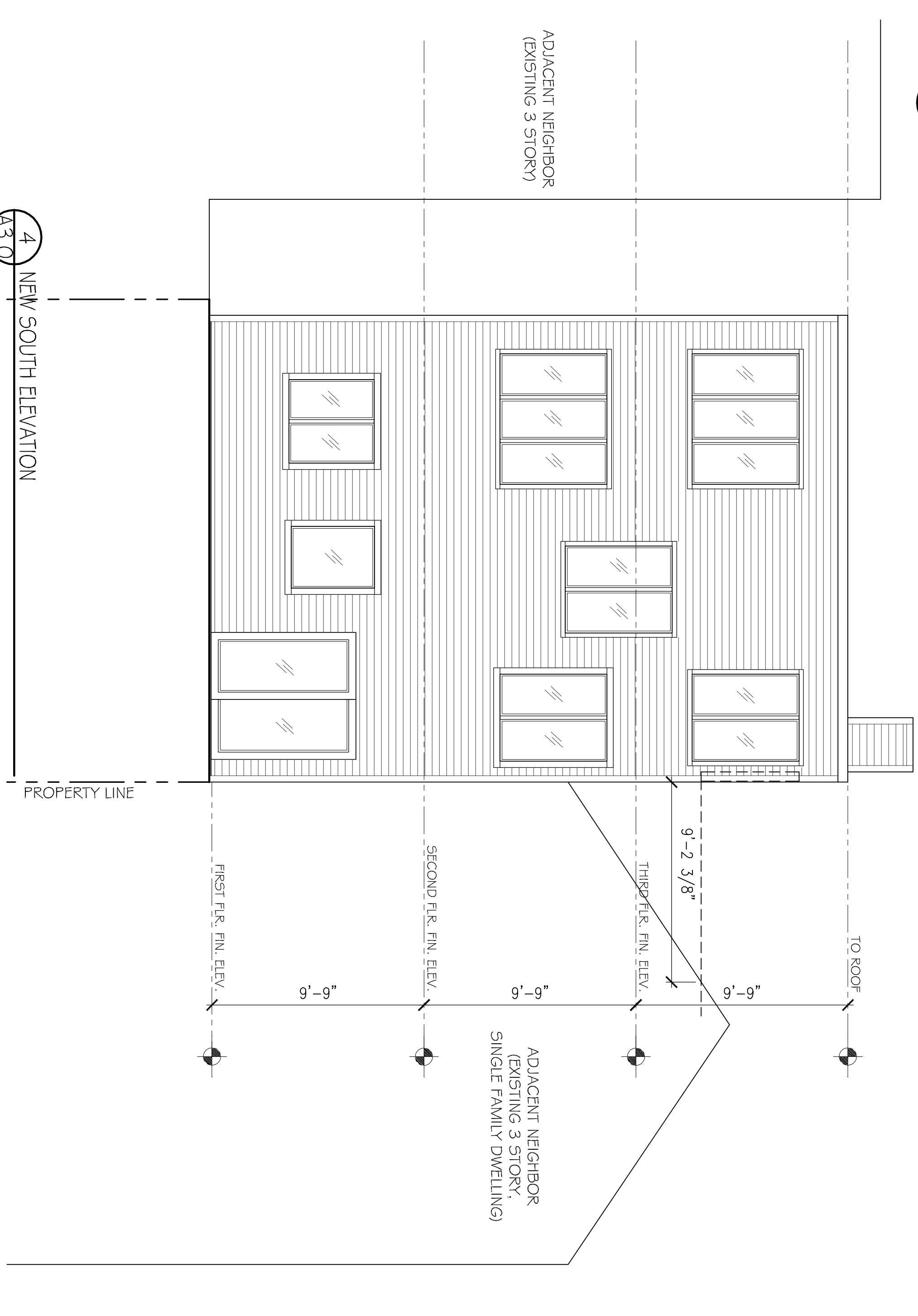
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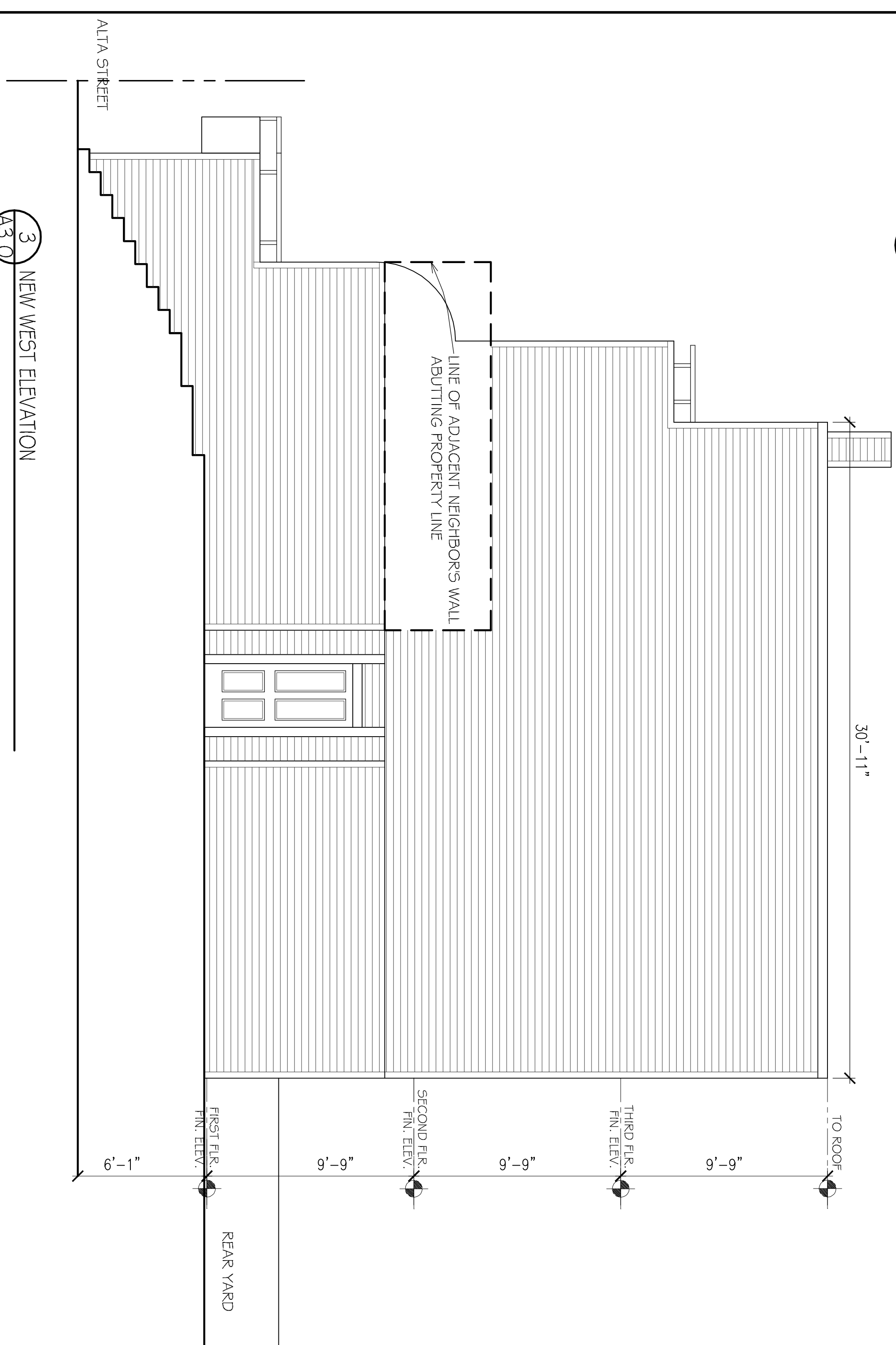
**2** NEW NORTH ELEVATION  
A3.0



**1** NEW EAST ELEVATION - LIVING OPTION  
A3.0



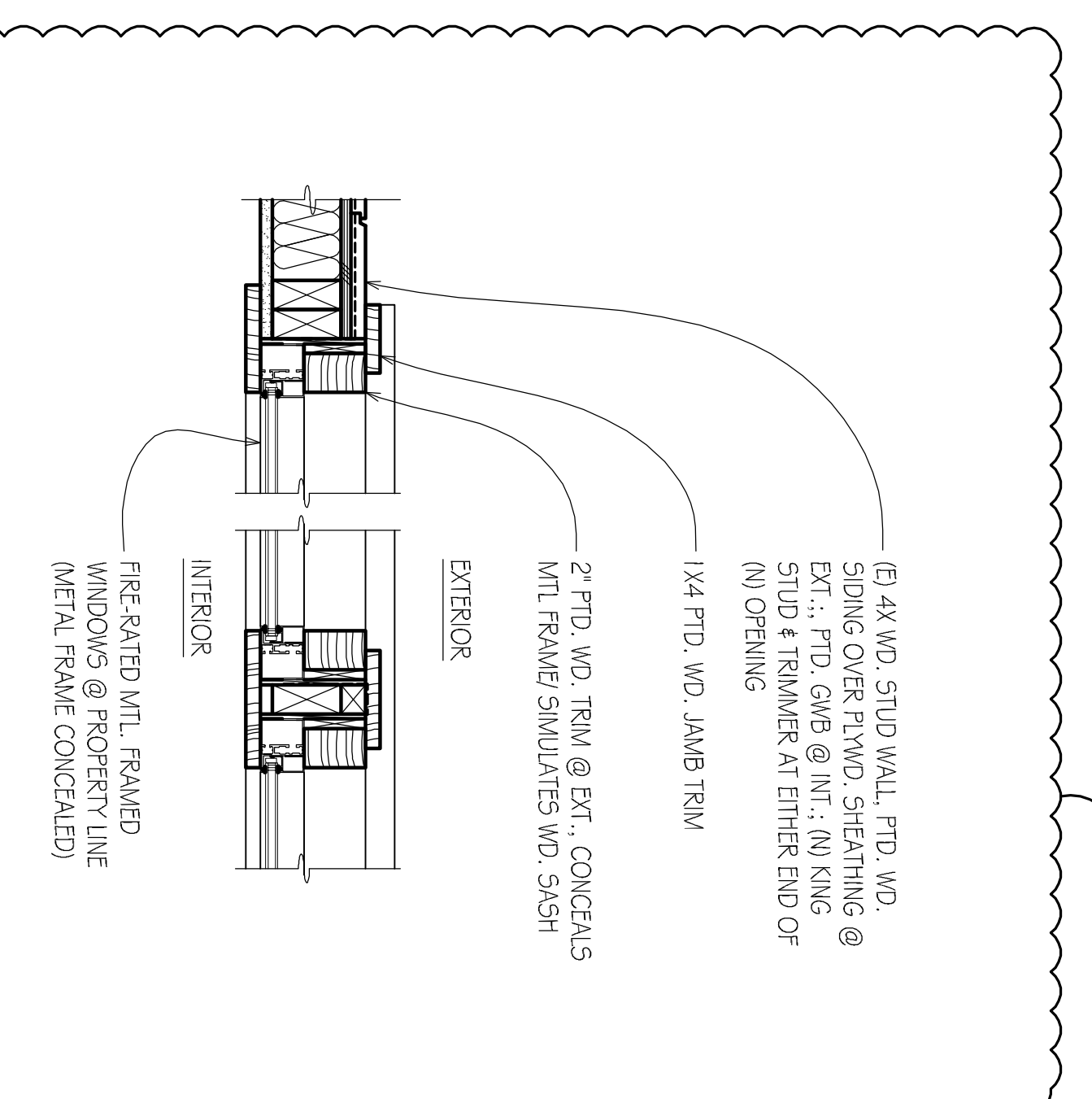
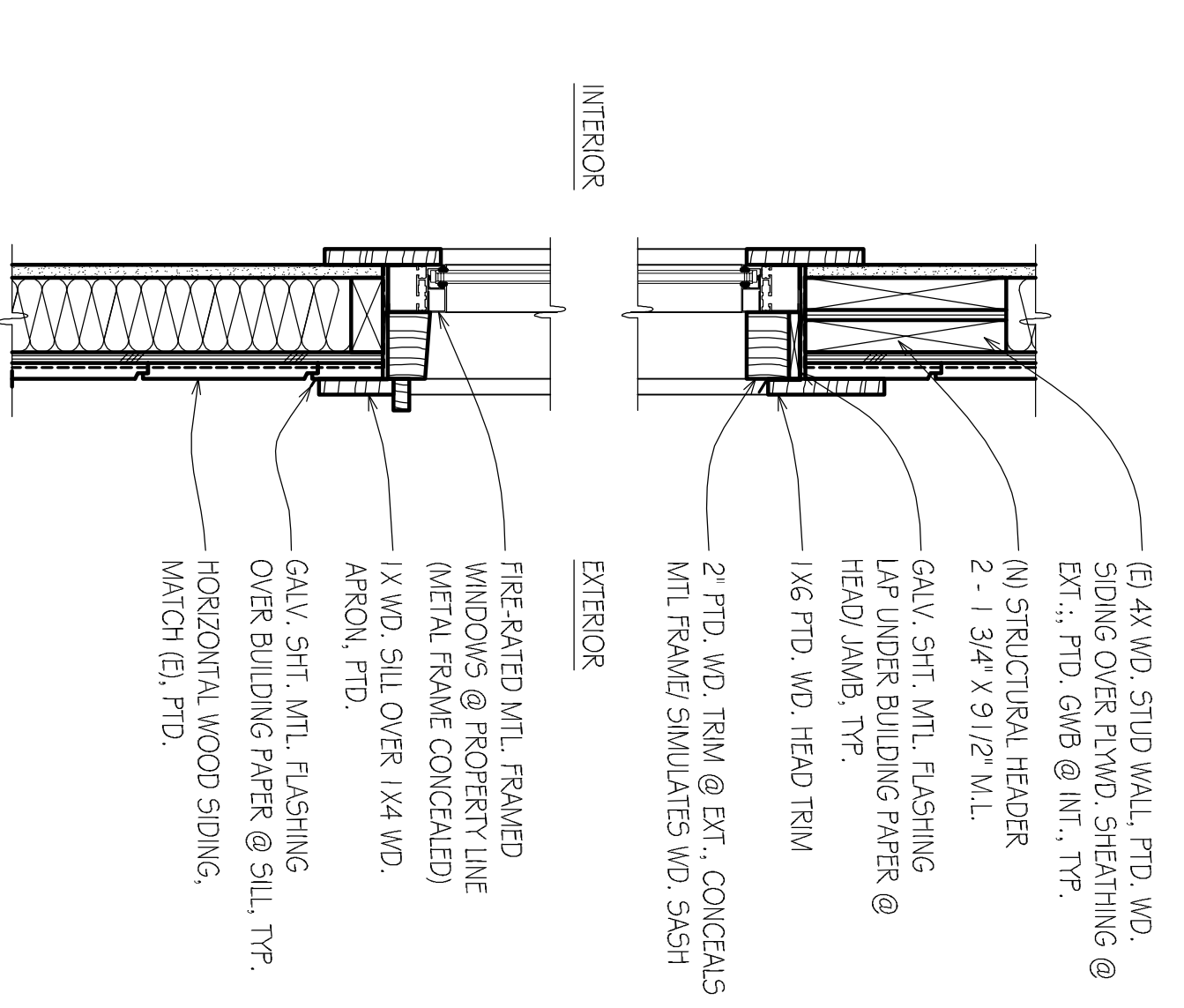
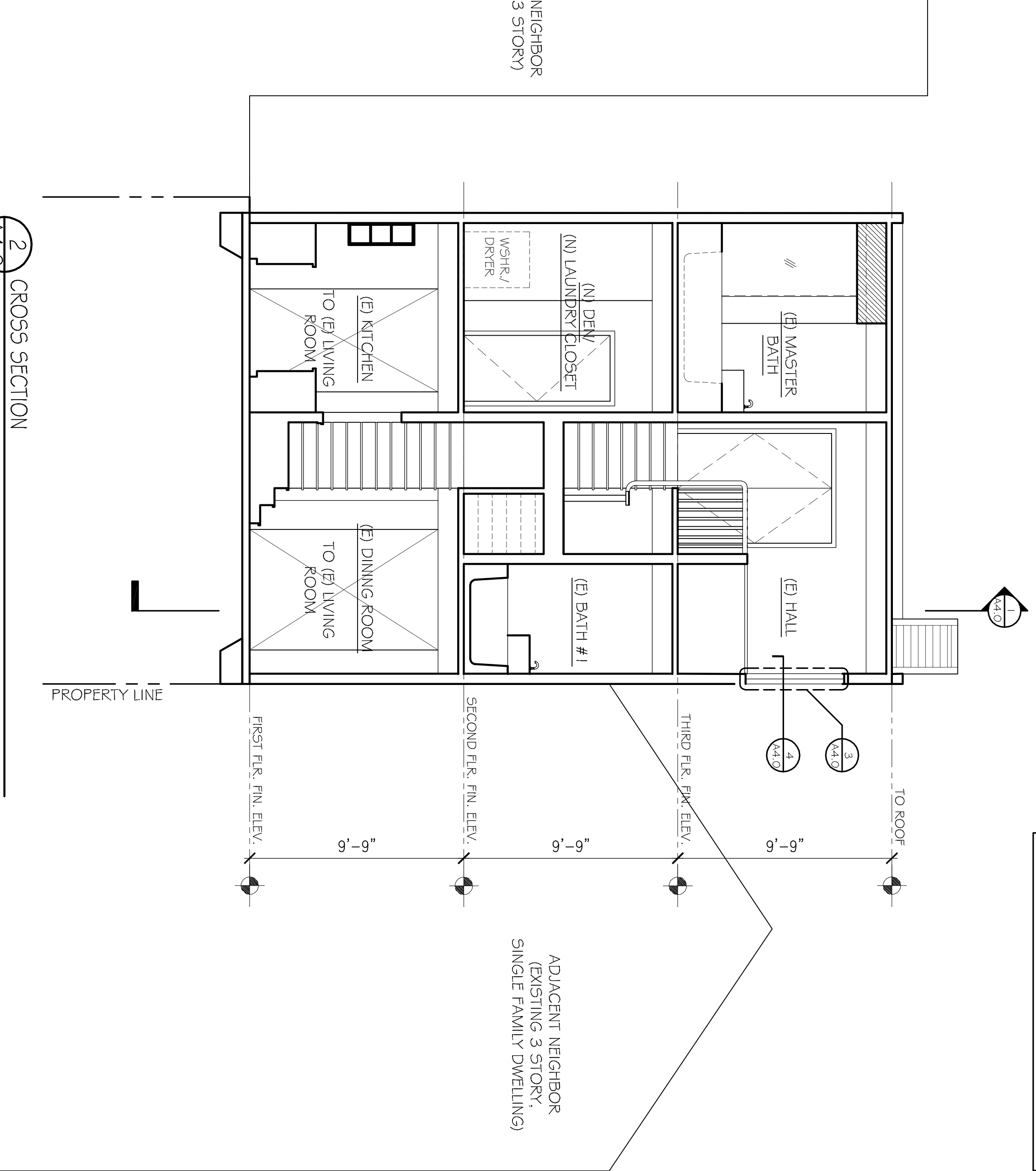
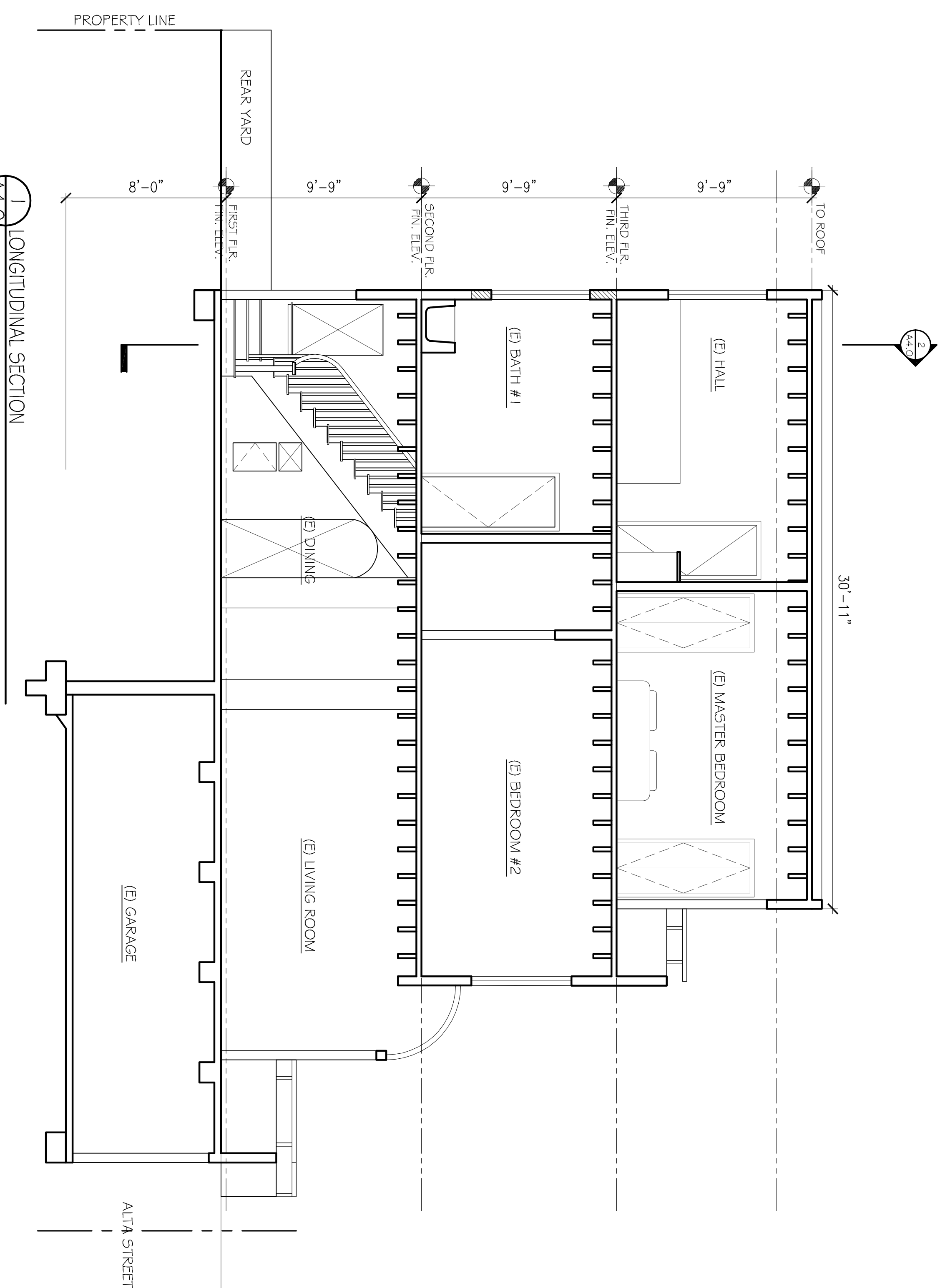
**4** NEW SOUTH ELEVATION  
A3.0



**3** NEW WEST ELEVATION  
A3.0

**LEGEND**

	NEW WALLS
	1-HR RATED WALLS
	EXISTING WALLS TO REMAIN



**HUANG IBOSHI ARCHITECTURE**

1736 STOCKTON STREET  
SAN FRANCISCO, CA 94133  
(415) 217-2055

DESIGNED BY  
GREGOR K. IBOSHI  
C-27947  
07/13/13  
ARCHITECT

DRAWN BY  
GJ / JCI / AM

DATE  
09/24/12

SCALE  
AS NOTED

SHEET  
**A4.0**

TITLE  
NEW BUILDING SECTIONS & WINDOW DETAILS

**BAGLEY GILKLICH RESIDENCE RENOVATION**

ADDRESS: 19 ALTA STREET, SAN FRANCISCO, CA 94133  
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DATE  
07/05/12

09/24/12