



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November 1, 2012

TO: Architectural Review Committee of the Historic Preservation Commission

FROM: Shelley Caltagirone, Preservation Staff, (415) 558-6625

REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822

RE: Review and Comment at November 7th Hearing
1470-1484 McAllister Street - New Construction
Case No. 2012.0874A

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San Francisco,
CA 94103-2479

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The attached materials proposing new construction within the Alamo Square Historic District were submitted to the Planning Department (Department) by the Project Sponsor, Tony Kim, Town Consulting, for review and comment by the Architectural Review Committee (ARC) of the Historic Preservation Commission (HPC). The project is currently undergoing staff review per Article 10 of the Planning Code and will require approval of a Certificate of Appropriateness (CofA) by the HPC. Before completing the CofA review, the Department is seeking comments from the ARC in order to guide staff's evaluation and recommendations.

PROPERTY DESCRIPTION

The subject property (1470-1484 McAllister Street, Assessor's Block 0776, Lot 035) is located on the north side of the street between Scott and Pierce Streets. The lot is 100 feet wide and 137.5 feet deep with a historic three-story-over-basement, three-family house located on the western half of the lot. The building is a contributing resource within the Alamo Square Historic District. The building was designed by W. O. Banks and constructed in 1902 by builder John G. Adams in the Edwardian style. Photographs of the site are included in the attached plan set. The property is zoned RM-1 (Residential, Mixed, Low-Density) District and is in a 40-X Height and Bulk District.

The Alamo Square Historic District contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height that are also included as contributing buildings. The Alamo Square Historic District designation report describes the area as "unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites." Historically, the Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood consisted primarily of apartment blocks, usually replacing earlier large dwellings. During the latter half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression.

PROJECT DESCRIPTION

The proposed project calls for subdivision of the lot into two lots, rehabilitation of the contributing historic house, and construction of a new three-family, four-story house on the vacant portion of the lot. The non-historic decks located at the east side of the historic building would be reduced in size and a garage entry would be created at the side (east) facade, but the building would be otherwise unaltered. The new building is proposed to be a contemporary style residential building with height, massing, materials, and detailing intended to relate to the surrounding buildings within the historic district. A shared curb cut and driveway would be created between the two buildings to create access to garage openings at the side facades of each building.

STAFF ANALYSIS

Staff initially reviewed the project plans dated March 2012 and requested the following revisions to improve the building's compatibility with the Alamo Square Historic District.

1. Increase the front setback to approximately 10' to more closely match the generous front setbacks of the two historic buildings to the west.
2. Increase the depth of the projections at the front façade to relate to the deeply projecting cornice lines and generously proportioned bays of the surrounding historic buildings. Consider introducing an angled or curved bay in keeping with the bay forms found on the immediate block.
3. Create a single continuous cornice line to cap the building in a manner more similar to the rooflines found in the surrounding historic buildings.
4. Align the main entry with the bay above as is common in the surrounding historic buildings.
5. Do not use stucco cladding at the front façade or at the publicly visible facades as the material is not characteristic of the historic district. Painted wood would be the most compatible cladding material.
6. Provide a transom above the entry doors in keeping with the pattern of entrances in the historic district.
7. Provide a railing detail for the front entry.

The project sponsor submitted a revision in October responding to the comments listed above. Both the original submittal and the revised plans are included in this packet so that the Committee can review the progress of the design. While staff finds that the October design shows definite improvement, there are several elements that could be further refined.

- The bays at the front façade would benefit by a deeper projection, which would relate to the varied planes of the historic facades. A deeper projection would also provide space for side windows in the bays.
- The façade has an overly solid appearance in comparison with the historic buildings which incorporate significant areas of glazing. This could be addressed by expanding the window openings and adding side windows in the bays.

- The cornice element appears somewhat bulky and perhaps too bland. A section detail of the cornice element should be submitted for final design review.
- The materials and finishes for the front stair and railing should be resolved. While a contemporary design may be appropriate, the texture, scale, and character of the elements should relate to historic entrances in the district.

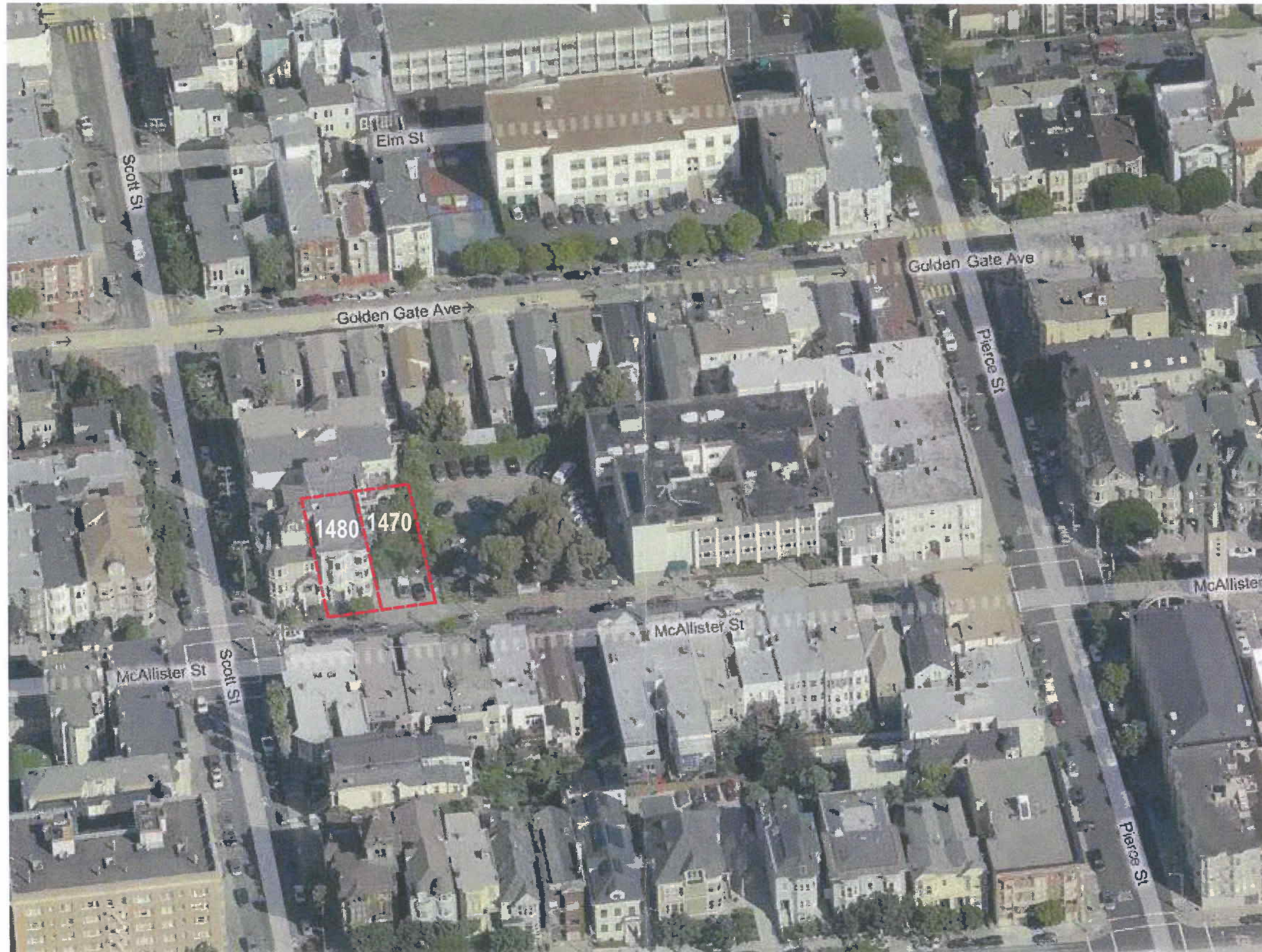
REQUESTED ACTION

Specifically, the Department seeks comments on the following aspects of the proposed new building with regard to their compatibility with the Alamo Square Historic District:

- Height and massing
- Front and side setbacks
- Form of the proposed bays
- Cornice treatment
- Cladding materials
- Fenestration pattern
- Main entry
- Ornamentation

ATTACHMENTS

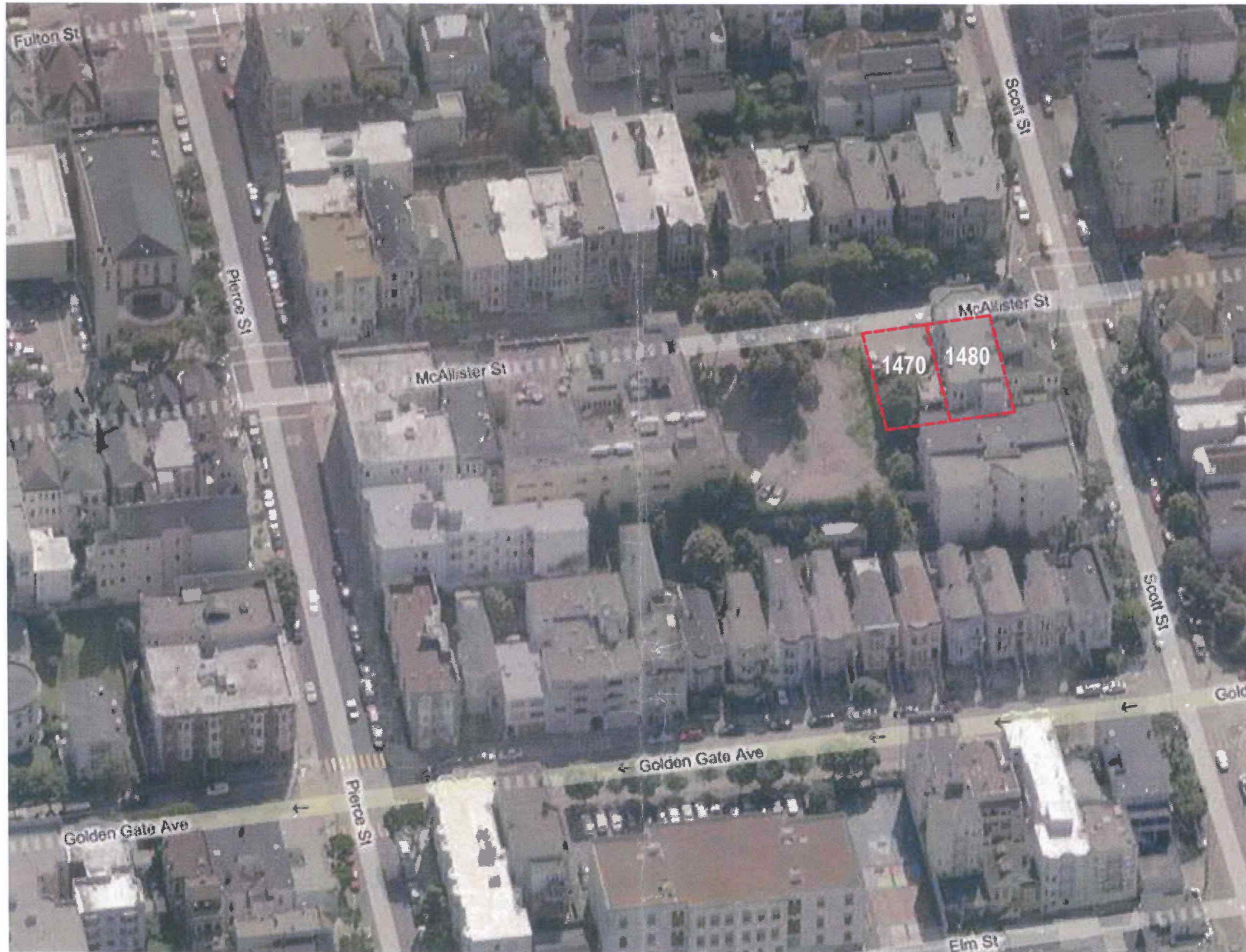
- Photographs
- Architectural plans and renderings dated March 2012
- Revised architectural plans and renderings dated October 2012



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AERIAL VIEW FACING NORTH
NEW 3-UNIT DWELLING 1470-76-78 McALLISTER STREET
REMODELING OF EXISTING BUILDING 1480-82-84 McALLISTER STREET
BLOCK 0776, LOT 035, SAN FRANCISCO, CA 94115

3/30/12



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AERIAL VIEW FACING SOUTH
NEW 3-UNIT DWELLING 1470-76-78 McALLISTER STREET
REMODELING OF EXISTING BUILDING 1480-82-84 McALLISTER STREET
BLOCK 0776, LOT 035, SAN FRANCISCO, CA 94115

3/30/12



STREET FACADE FACING NORTH



STREET FACADE FACING SOUTH



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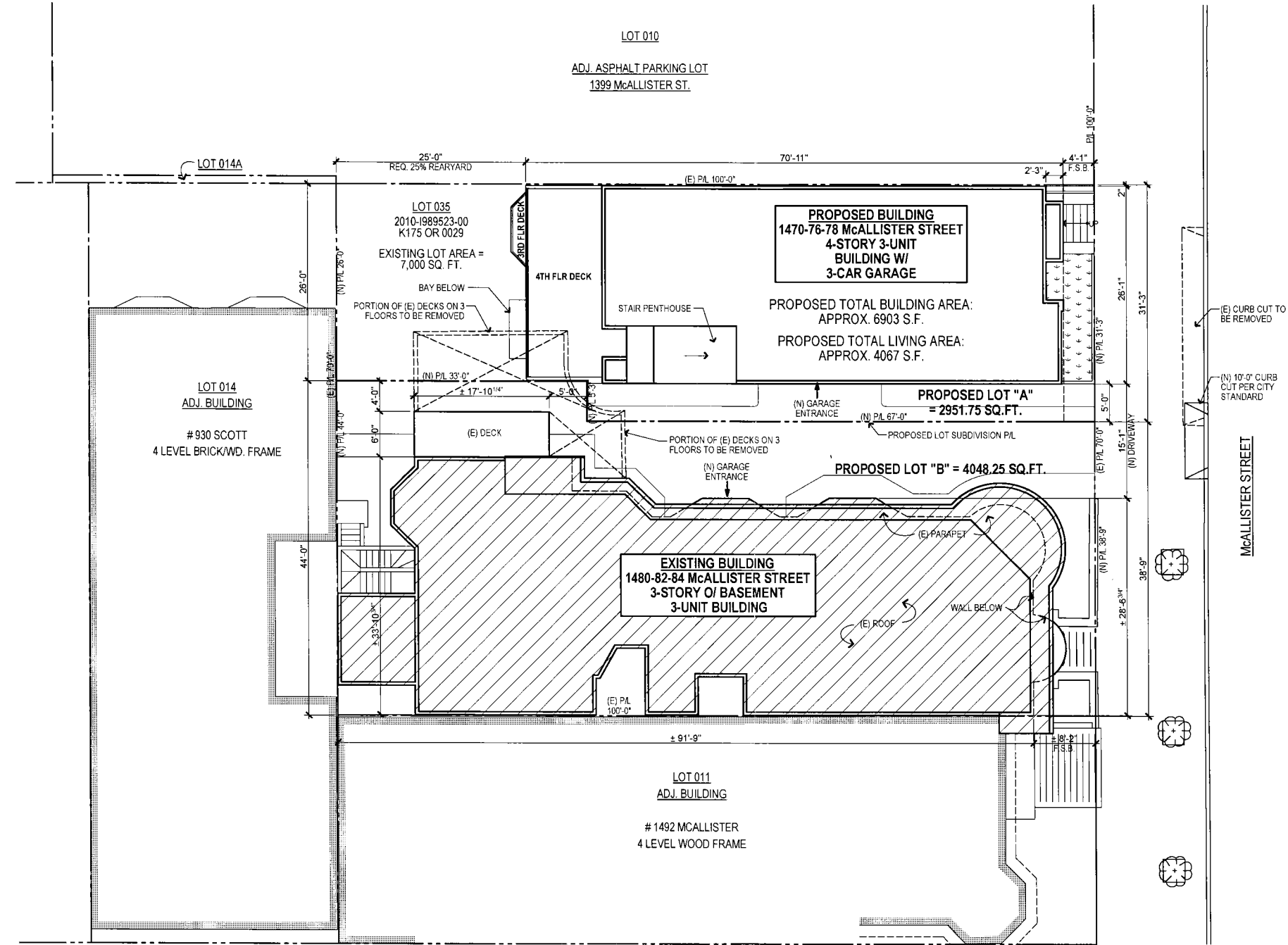
STREET FACADES ON McALLISTER STREET
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REMODELING OF EXISTING BUILDING 1480-82-84 McALLISTER STREET
BLOCK 0776, LOT 035, SAN FRANCISCO, CA 94115

3/30/12

12-0874 A

ABBREVIATIONS

- & AND
- @ AT
- CL CENTER LINE
- Ø DIAMETER
- # FOUND OR NUMBER
- PL PROPERTY LINE
- A.D. AREA DRAIN
- ADJ. ADJACENT
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- ARCH. ARCHITECTURAL
- AWN. AWNING WINDOW
- BD. BOARD
- BLDG. BUILDING
- BLKG. BLOCKING
- BM. BEAM
- BOT. BOTTOM
- C.B. CATCH BASIN
- C.O. CLEANOUT
- CAB. CABINET
- CLG. CEILING
- CLO. CLOSET
- CLR. CLEAR
- COL. COLUMN
- CONC. CONCRETE
- CONST. CONSTRUCTION
- CORR. CORRIDOR
- CSMT. CASEMENT (WINDOW)
- D.H. DOUBLE HUNG (WINDOW)
- DBL. DOUBLE
- DEPT. DEPARTMENT
- DET. DETAIL
- Ø DIA. DIAMETER
- DIM. DIMENSION
- DN. DOWN
- DR. DOOR
- DW. DISHWASHER
- DWG. DRAWING
- E. EAST
- (E) EXISTING
- EA. EACH
- ELEV. ELEVATION
- ELEC. ELECTRICAL
- ELEV. ELEVATOR
- EQ. EQUAL
- EXT. EXTERIOR
- F.D. FLOOR DRAIN
- F.G. FIXED GLASS (WINDOW)
- F.P. FIREPLACE
- FDN. FOUNDATION
- FIN. FINISH
- FLR. FLOOR
- FLUOR. FLUORESCENT
- FT. FOOT OR FEET
- FTG. FOOTING
- G.F.I. GROUND FAULT INTERRUPTER
- G.S.M. GALVANIZED SHEET METAL
- GA. GAUGE
- GL. GLASS
- GND. GROUND
- GYP. GYPSUM
- H.B. HOSE BIBB
- HDWD. HARDWOOD
- HORIZ. HORIZONTAL
- HR. HOUR
- HT. HEIGHT
- INSUL. INSULATION
- INT. INTERIOR
- LAV. LAVATORY
- LT. LIGHT
- MAX. MAXIMUM
- MECH. MECHANICAL
- MET. METAL
- MFR. MANUFACTURER
- MIN. MINIMUM
- MISC. MISCELLANEOUS
- N. NORTH
- (N) NEW
- N.T.S. NOT TO SCALE
- NO. OR # NUMBER
- O.C. ON CENTER
- O.F.D. OVERFLOW DRAIN
- O.H. OVERHANG
- OBS. OBSCURED
- OPNG. OPENING
- PL. PROPERTY LINE
- PL. PLATE
- PLYWD. PLYWOOD
- PT. POINT
- Q.T. QUARRY TILE
- R. RISER
- R.D. ROOF DRAIN
- R.W. REDWOOD
- R.W.L. RAIN WATER LEADER
- RAD. RADIUS
- REFR. REFRIGERATOR
- REINF. REINFORCED
- REQ. REQUIRED
- RET. RETAINING
- S. SOUTH
- S.G.D. SLIDING GLASS DOOR
- S.H. SINGLE HUNG (WINDOW)
- SIM. SIMILAR
- SL. SLIDER (WINDOW)
- SPEC. SPECIFICATION
- SQ. SQUARE
- STD. STANDARD
- STL. STEEL
- STOR. STORAGE
- STRL. STRUCTURAL
- SYM. SYMMETRICAL
- T.&G. TONGUE & GROOVE
- TH. THICK
- TYP. TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- VERT. VERTICAL
- WEST
- W. WITH
- WD. WOOD
- W/O. WITHOUT
- WP. WATERPROOF
- WT. WEIGHT

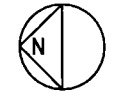


1470-76-78 McAllister Street Area Calculations (In Square Feet):

| | 1470 | 1476 | 1478 | Common Area | Garage | Total |
|--------------|---------------|----------------|----------------|----------------|----------------|----------------|
| 4th Floor | | | | 564.4 | | 1827.82 |
| 3rd Floor | | 1476.35 | | 384.89 | | 1861.24 |
| 2nd Floor | 1345.9 | | | 446.84 | | 1792.74 |
| Ground Floor | | | 354.63 | 1415.19 | 1809.82 | |
| Total | 1345.9 | 1476.35 | 1263.42 | 1790.76 | 1415.19 | 7291.82 |

Total Living area for all Units = 4085.67 S.F.
Total Garage & Common Area = 3205.95 S.F.

NOTE:
 Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.
 * Unit area includes net area inside of unit only excluding desks.
 ** Common area includes all areas outside of unit (common stair/hallway, exterior walls, etc.)



SITE / ROOF PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL NG + ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS

DRAWING INDEX

- A-0 SITE / ROOF PLAN
- A-1 GROUND FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 FOURTH FLOOR PLAN
- A-5 EXISTING & PROPOSED FRONT/REAR ELEVATIONS
- A-6 EXISTING RIGHT ELEVATION
- A-7 PROPOSED SIDE ELEVATIONS

APPLICABLE CODES & ORDINANCES

- 2010 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS
- 2010 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS
- 2010 CALIFORNIA FIRE CODE, W/ SAN FRANCISCO AMENDMENTS
- 2008 CALIFORNIA ENERGY CODE - TITLE 24
- 2010 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- 2002 NFPA 72 - FIRE ALARM CODE
- 2006 NFPA 101 - LIFE SAFETY CODE

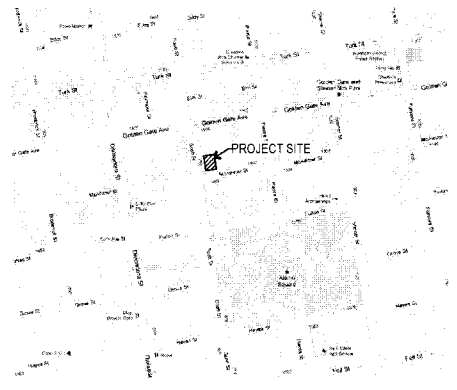
SCOPE OF WORK

- NEW BUILDING (1470-76-78 McALLISTER):
4-STORY 3-UNIT BUILDING CONSTRUCTION BY SUBDIVISION
- EXISTING BUILDING (1480-82-84 McALLISTER):
- CONVERT (E) GROUND FLOOR STORAGE INTO GARAGE
- ADD GARAGE DOOR ON EAST WALL
- MODIFY (E) REAR DECKS

PROJECT DATA

BUILDING PERMIT APPLICATION # : #BPA#
 BLOCK/LOT: 0776 / 035
 ZONING: RM-1
 OCCUPANCY: R-2
 NUMBER OF UNITS: 3
 NUMBER OF STORIES: 4
 TYPE OF CONSTRUCTION: V-A

VICINITY MAP



SYMBOLS

- ① COLUMN GRID LINE
- EL = XX.XX' ELEVATION
- EXISTING STUD WALL
- NEW STUD WALL
- SECTION / DETAIL IDENTIFICATION SHEET NUMBER
- INTERIOR ELEVATION #
- INTERIOR ELEVATION #
- SHEET NUMBER
- NEW DOOR
- EXISTING WALL/DOOR TO BE REMOVED
- EXISTING WALL/DOOR TO REMAIN
- ENLARGED PLAN SECTION OR DETAIL REFERENCE
- DOOR NUMBER
- WINDOW NUMBER
- WALL DETAIL NUMBER

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NEW 3-UNIT DWELLING
1470-76-78 McALLISTER STREET
& REMODELING OF EXISTING BUILDING
1480-82-84 McALLISTER STREET
 BLOCK 0776, LOT 035
 SAN FRANCISCO, CA 94115

SITE / ROOF PLAN

Date: 3/8/12 C. of A. By: MML

Scale: AS NOTED

Job: 110101

Sheet: A-0

12-0874 A



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GROUND FLOOR PLAN

Date 3/8/12 C. of A. By MML

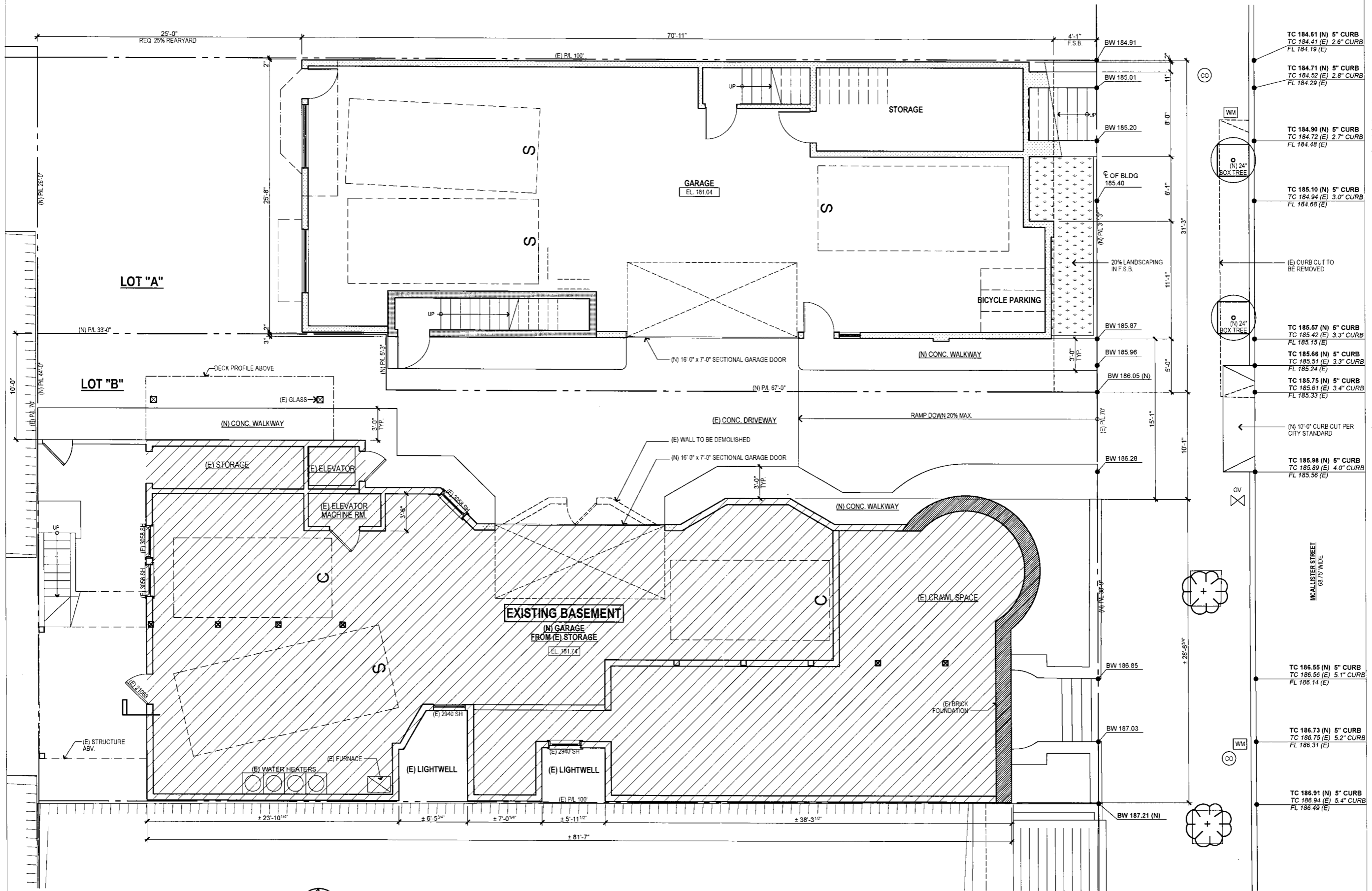
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Job 110101

Sheet

A-1

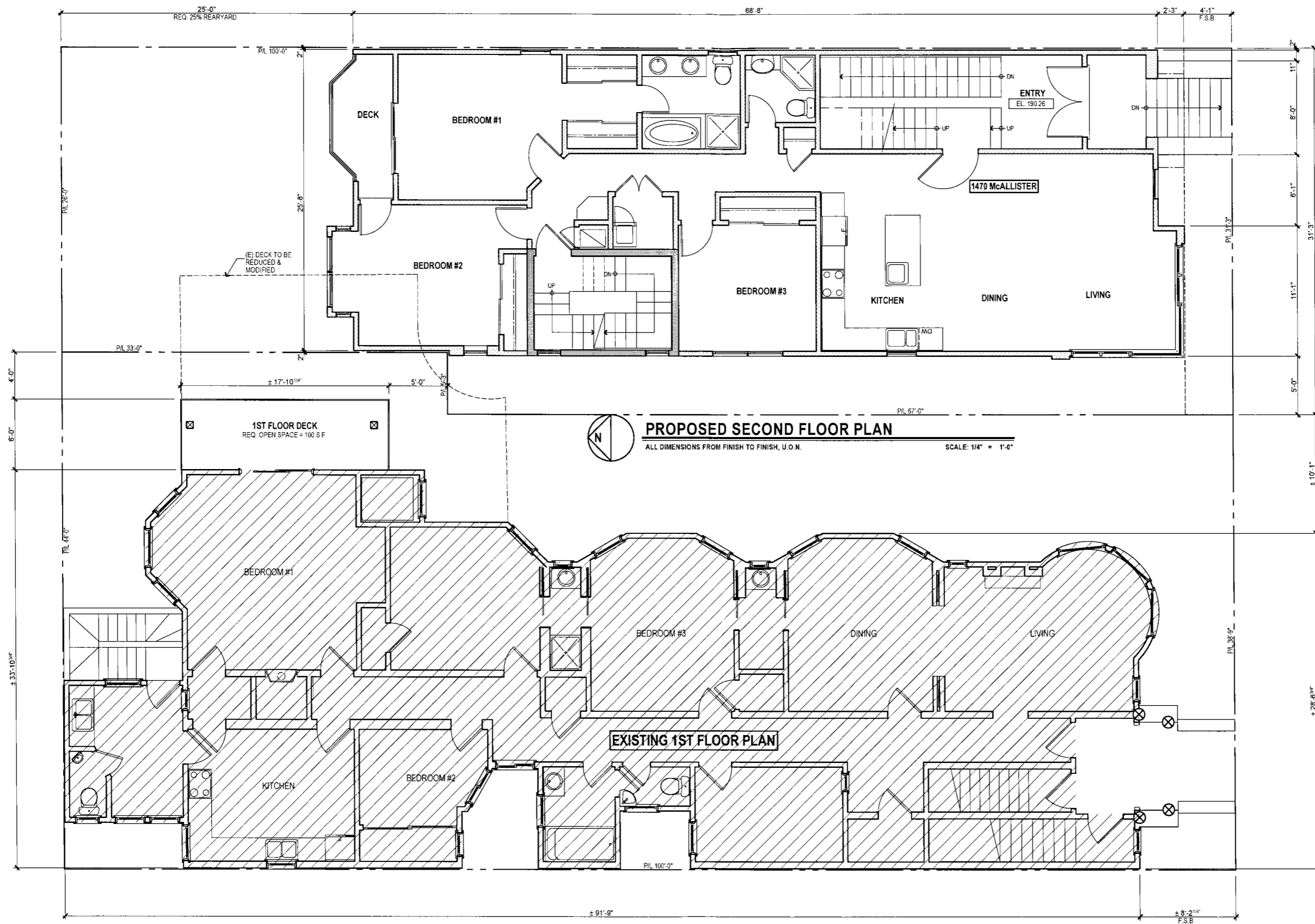
Of 8 Sheets



PROPOSED GROUND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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





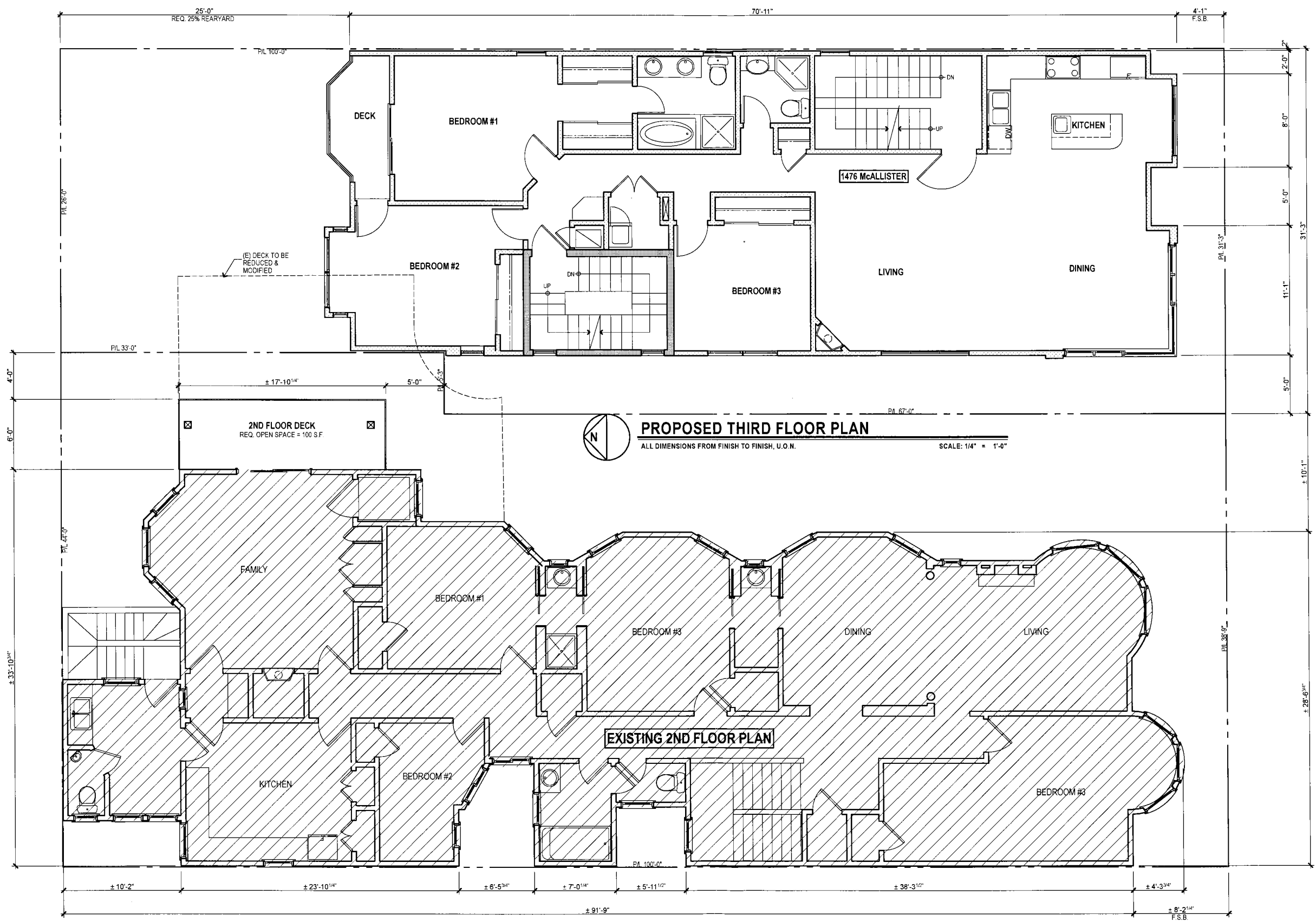
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THIRD FLOOR PLAN

Date 3/8/12 C. of A. By MML

Scale AS NOTED
 Job 110101
 Sheet A-3
 Of 8 Sheets





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FOURTH FLOOR PLAN

Date 3/8/12 C. of A. By MML

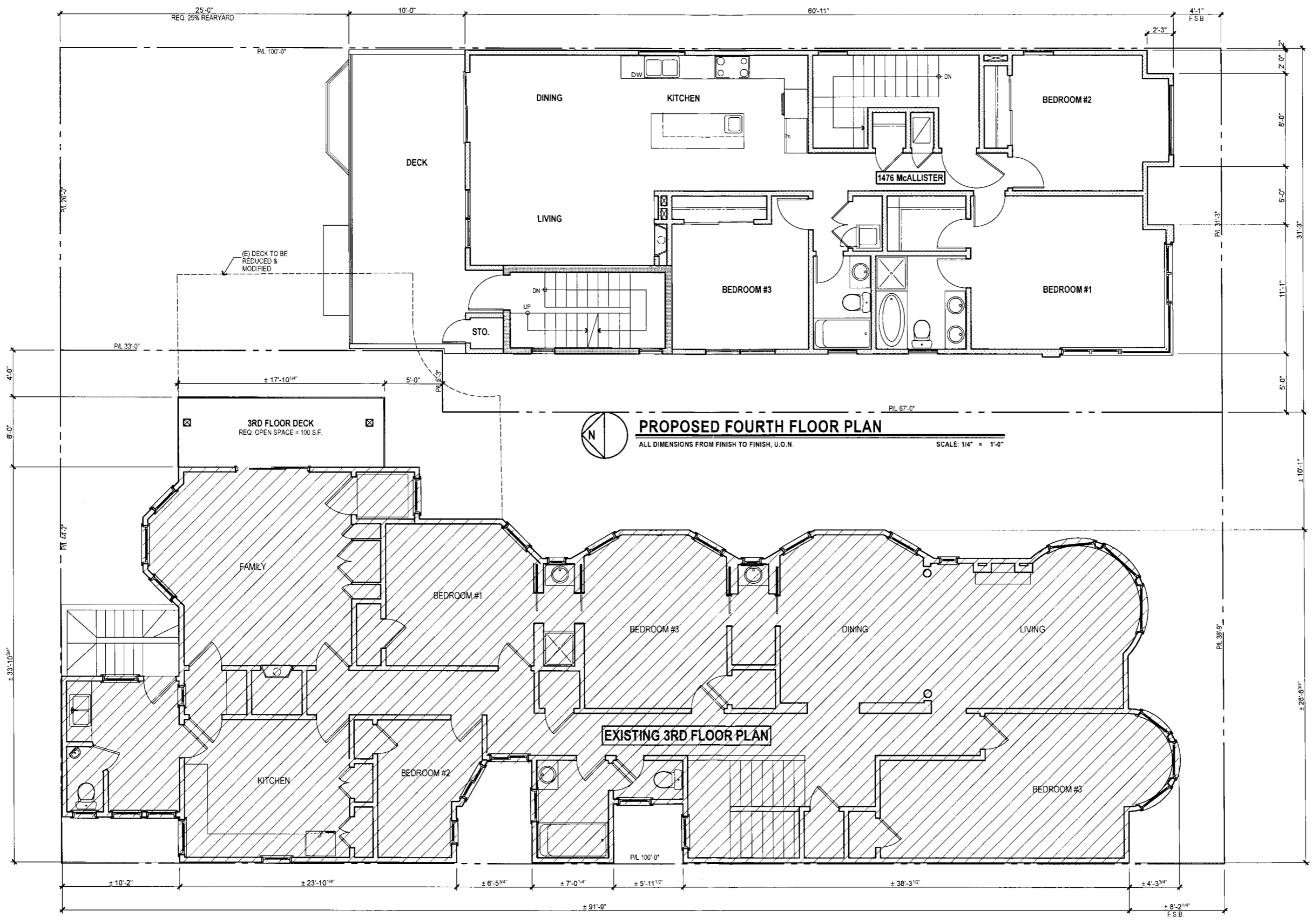
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Job 110101

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A-4

Of 8 Sheets





FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



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EXISTING & PROPOSED FRONT/REAR ELEVATIONS

Date 3/8/12 C. of A. By MML

Scale AS NOTED

Job 116101

Sheet

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EXISTING RIGHT ELEVATION

Date 3/8/12 C. of A. By MML

Scale AS NOTED

Job 110101

Sheet

A-6

Of 8 Sheets



EXISTING RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

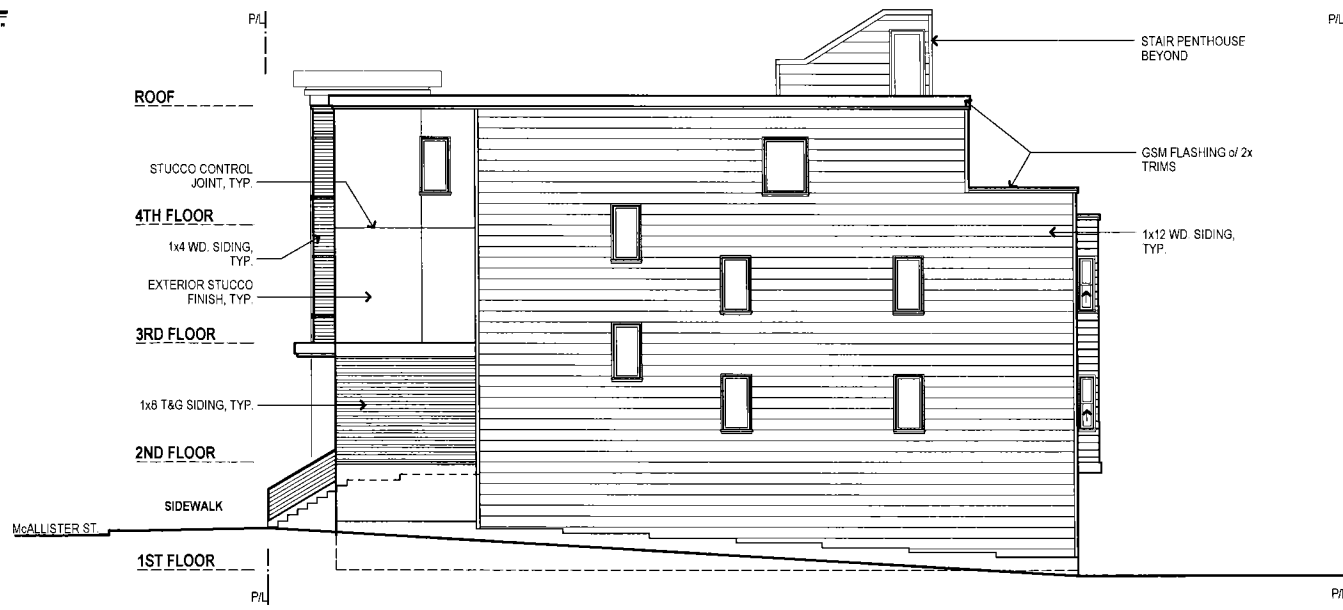
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



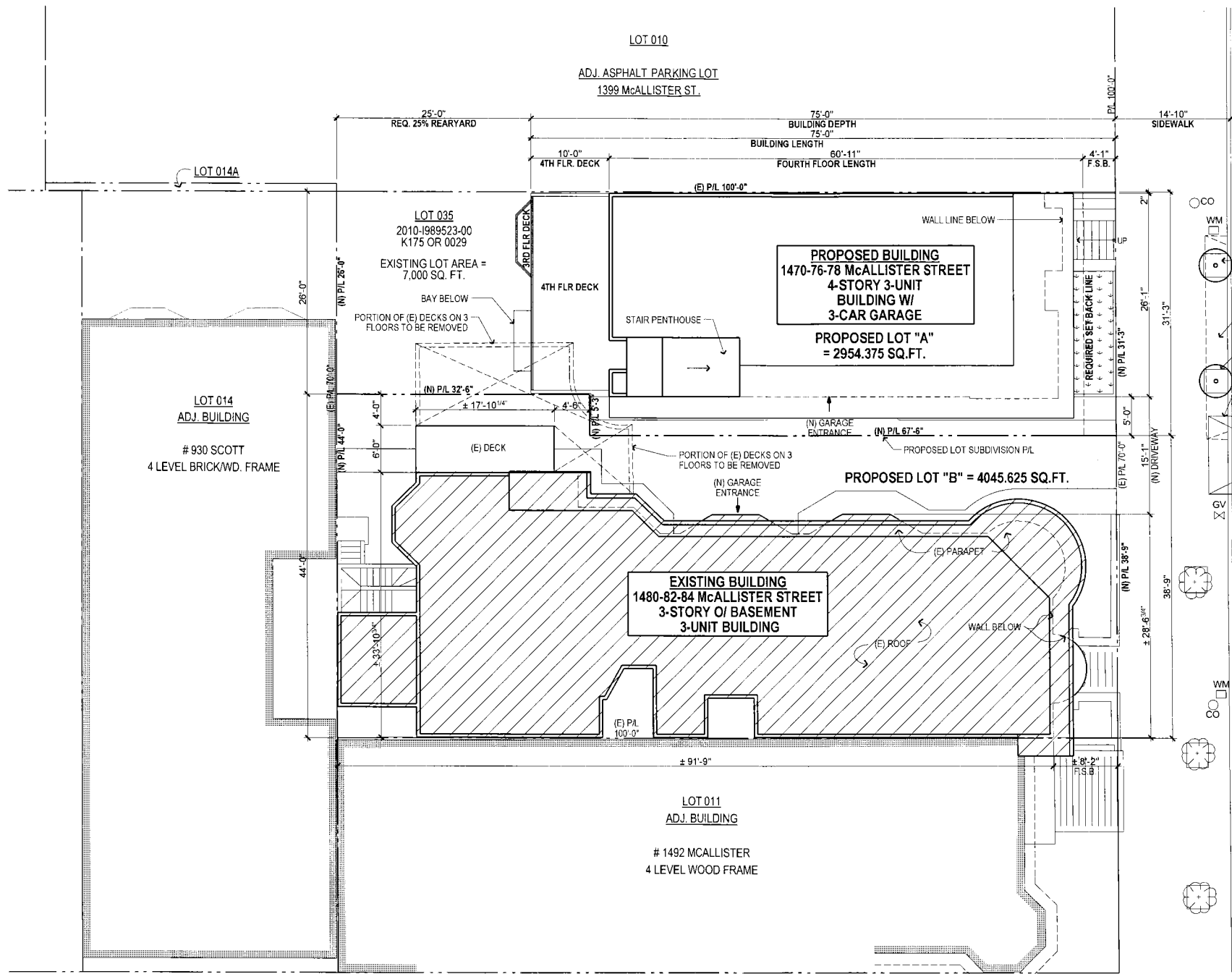
PROPOSED RIGHT ELEVATION

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

ABBREVIATIONS

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- CLG CEILING
- CLO CLOSET
- CLR CLEAR
- COL COLUMN
- CONC CONCRETE
- CONST CONSTRUCTION
- CORR CORRIDOR
- CSMT CASEMENT (WINDOW)
- D.H. DOUBLE HUNG (WINDOW)
- DBL DOUBLE
- DEPT DEPARTMENT
- DET DETAIL
- DIA DIAMETER
- DIM DIMENSION
- DN DOWN
- DR DOOR
- DW DISHWASHER
- DWG DRAWING
- E EAST
- (E) EXISTING
- EA EACH
- EL ELEVATION
- ELEC ELECTRICAL
- ELEV ELEVATOR
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- FLUOR FLUORESCENT
- FT. FOOT OR FEET
- FTG FOOTING
- G.F.I. GROUND FAULT INTERRUPTER
- G.S.M. GALVANIZED SHEET METAL
- GA GAUGE
- GL GLASS
- GND GROUND
- GYP GYPSUM
- H.B. HOSE BIBB
- HOWD HARDWOOD
- HORIZ HORIZONTAL
- HR HOUR
- HT. HEIGHT
- INSUL INSULATION
- INT. INTERIOR
- LAV. LAVATORY
- LT. LIGHT
- MAX. MAXIMUM
- MECH MECHANICAL
- MET METAL
- MFR MANUFACTURER
- MIN MINIMUM
- MISC. MISCELLANEOUS
- N. NORTH
- (N) NEW
- N.T.S. NOT TO SCALE
- NO OR # NUMBER
- O.C. ON CENTER
- O.F.D. OVERFLOW DRAIN
- O.H. OVERHANG
- OBS OBSCURED
- ORNG. OPENING
- PL PROPERTY LINE
- PL PLATE
- PLYWD. PLYWOOD
- PT POINT
- Q.T. QUARRY TILE
- R. RISER
- R.D. ROOF DRAIN
- R.W. REDWOOD
- R.W.L. RAIN WATER LEADER
- RAD. RADIUS
- REFR. REFRIGERATOR
- REINF. REINFORCED
- REQ. REQUIRED
- RET. RETAINING
- S. SOUTH
- S.G.D. SLIDING GLASS DOOR
- S.H. SINGLE HUNG (WINDOW)
- SIM. SIMILAR
- SL. SLIDER (WINDOW)
- SPEC. SPECIFICATION
- SQ. SQUARE
- STD. STANDARD
- ST. STEEL
- STR. STORAGE
- STR. STRUCTURAL
- SYM. SYMMETRICAL
- T.&G. TONGUE & GROOVE
- THK. THICK
- TYP. TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- VERT. VERTICAL
- W. WEST
- W.W. WITH WOOD
- WO. WITHOUT
- WP. WATERPROOF
- WT. WEIGHT



Area Calculation (In Square Feet):

| | 1470 | 1476 | 1478 | Common Area | Garage | Total |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4th Floor | | | 1187 | 299 | | 1486 |
| 3rd Floor | | 1405 | | 321 | | 1726 |
| 2nd Floor | 1268 | | | 382 | | 1650 |
| Ground Floor | | | 307 | 1430 | 1430 | 1737 |
| Total | 1268 | 1405 | 1187 | 1309 | 1430 | 6619 |

Total Living area for all Units = 3880 S.F.
 Total Garage & Common Area = 2739 S.F.
 Total Gross Area = 6619 S.F.

NOTE:
 Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.
 * Unit area includes net area inside of unit only excluding decks.
 ** Common area includes all areas outside of unit (common stair/hallway, exterior walls, etc.).



SITE / ROOF PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL NG + ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS, AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS

DRAWING INDEX

- A-0 SITE / ROOF PLAN
- A-1 GROUND FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 FOURTH FLOOR PLAN
- A-5 EXISTING & PROPOSED FRONT ELEVATION
- A-6 EXISTING & PROPOSED REAR ELEVATION
- A-7 EXISTING RIGHT ELEVATION
- A-8 PROPOSED SIDE ELEVATIONS

APPLICABLE CODES & ORDINANCES

- 2010 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS
- 2010 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS
- 2010 CALIFORNIA FIRE CODE, W/ SAN FRANCISCO AMENDMENTS
- 2008 CALIFORNIA ENERGY CODE - TITLE 24
- 2010 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- 2002 NFPA 72 - FIRE ALARM CODE
- 2006 NFPA 101 - LIFE SAFETY CODE

SCOPE OF WORK

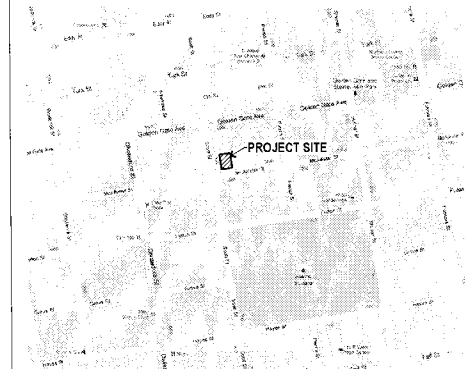
NEW BUILDING (1470-76 McALLISTER):
 4-STORY 3-UNIT BUILDING CONSTRUCTION BY SUBDIVISION

EXISTING BUILDING (1480-82-84 McALLISTER):
 - CONVERT (E) GROUND FLOOR STORAGE INTO GARAGE
 - ADD GARAGE DOOR ON EAST WALL
 - MODIFY (E) REAR DECKS

PROJECT DATA

BUILDING PERMIT APPLICATION #: #BPA#
 BLOCK/LOT: 0776 / 035
 ZONING: RM-1
 OCCUPANCY: R-2
 NUMBER OF UNITS: 3
 NUMBER OF STORIES: 4
 TYPE OF CONSTRUCTION: V-A

VICINITY MAP



SYMBOLS

- ① COLUMN GRID LINE
- EL. = XXX' ELEVATION
- SECTION / DETAIL IDENTIFICATION SHEET NUMBER
- EXISTING STUD WALL
- NEW STUD WALL
- INTERIOR ELEVATION #
- NEW DOOR
- INTERIOR ELEVATION # SHEET NUMBER
- EXISTING WALL/DOOR TO BE REMOVED
- EXISTING WALL/DOOR TO REMAIN
- ENLARGED PLAN SECTION OR DETAIL REFERENCE
- DOOR NUMBER
- WINDOW NUMBER
- WALL DETAIL NUMBER



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 & REMODELING OF EXISTING BUILDING
 1480-82-84 McALLISTER STREET
 BLOCK 0776, LOT 035
 SAN FRANCISCO, CA 94115

SITE / ROOF PLAN

Date: 3/8/12 C. of A. By: MML
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Job: 110101

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A-0



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GROUND FLOOR PLAN



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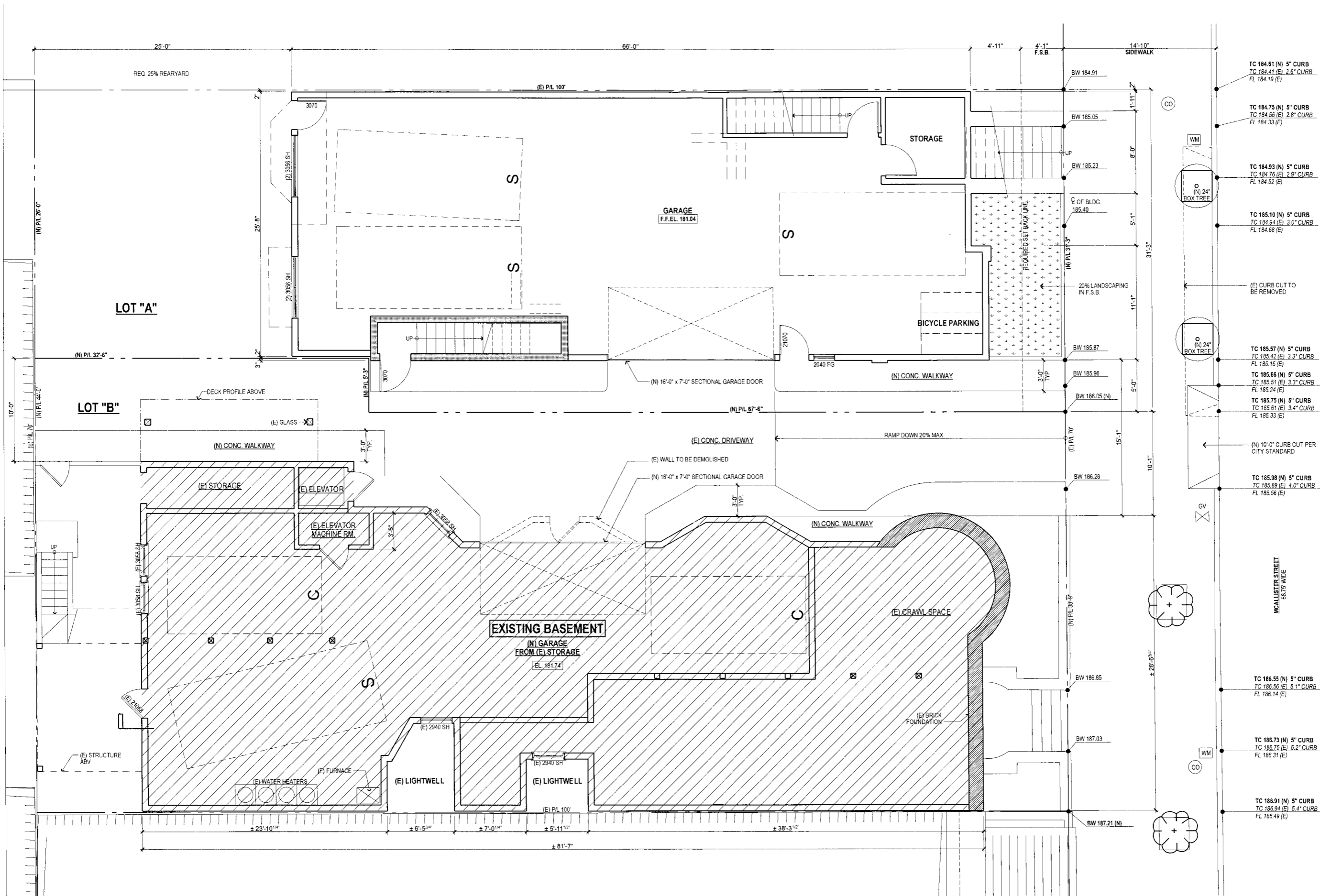
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Of 9 Sheets



PROPOSED GROUND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



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SECOND FLOOR PLAN



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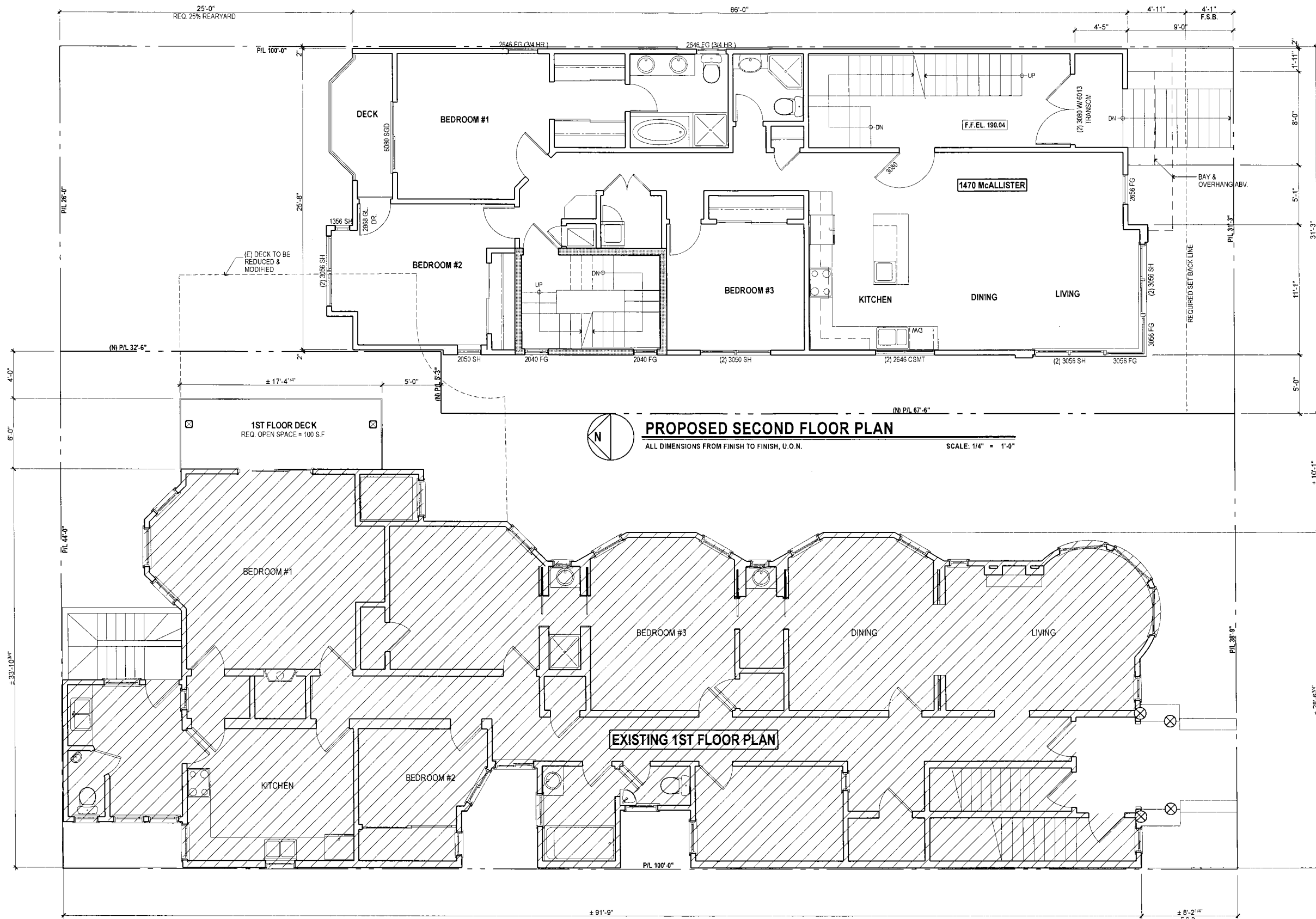
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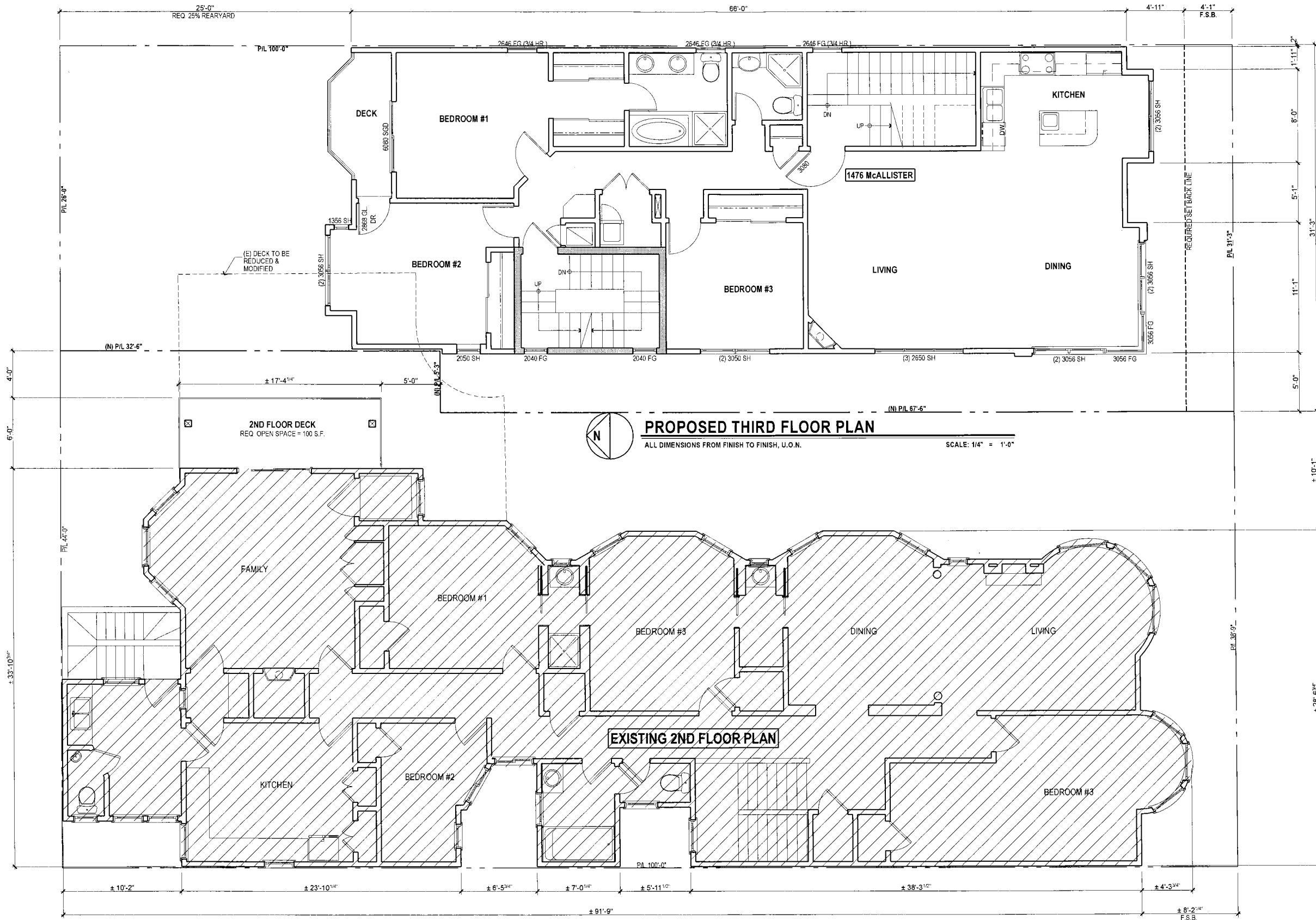




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PROPOSED THIRD FLOOR PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.
SCALE: 1/4" = 1'-0"

THIRD FLOOR PLAN



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FOURTH FLOOR PLAN



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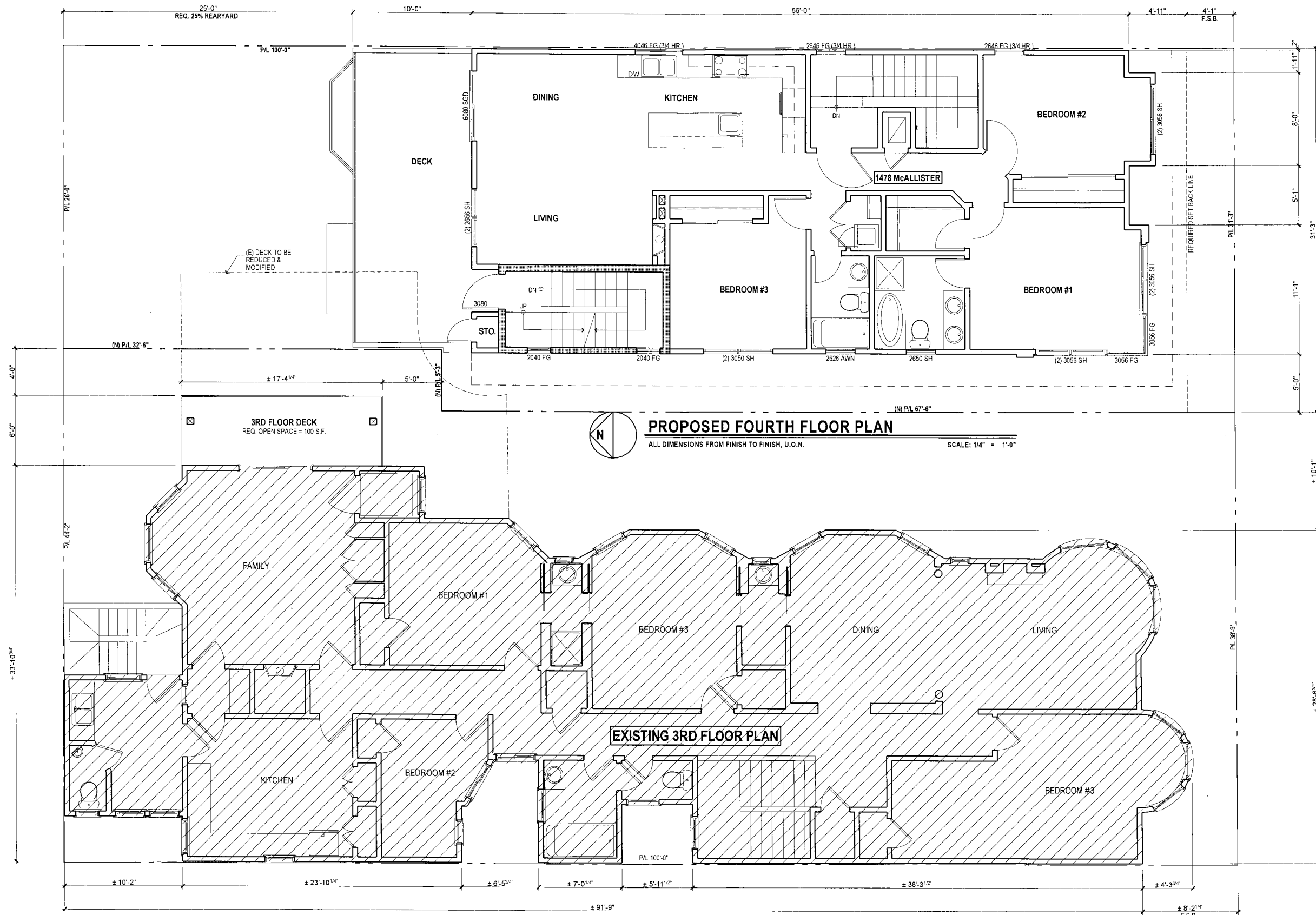
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EXISTING & PROPOSED FRONT ELEVATION



Date: 3/8/12 C. of A. By: MML
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Scale: AS NOTED

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A-5

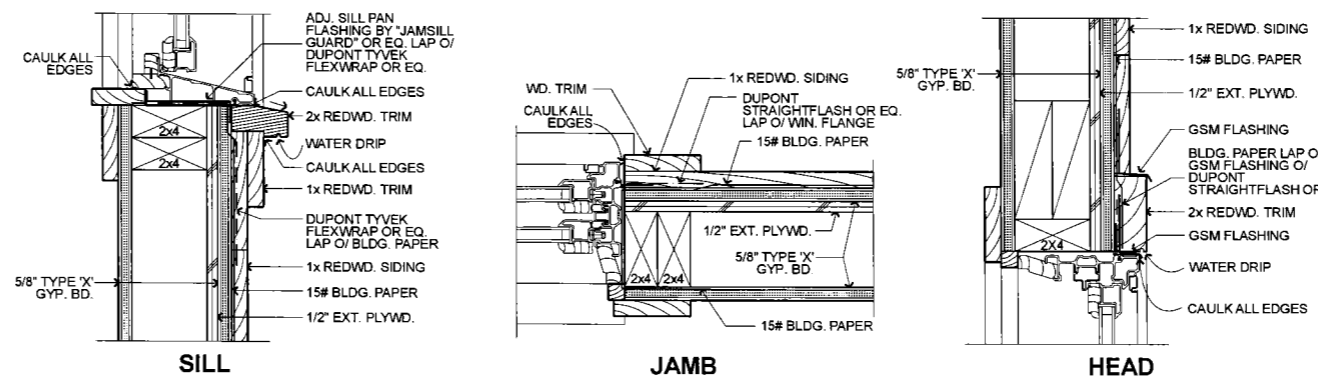
Of 9 Sheets



PROPOSED FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



1 WINDOW DETAIL - WOOD SIDING (1-HR WALL)
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

"INTEGRITY WOOD-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



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EXISTING & PROPOSED REAR
ELEVATION



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Sheet

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Of 9 Sheets



PROPOSED BUILDING
1470 McALLISTER

EXISTING BUILDING
1480 McALLISTER

PROPOSED REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



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EXISTING RIGHT ELEVATION



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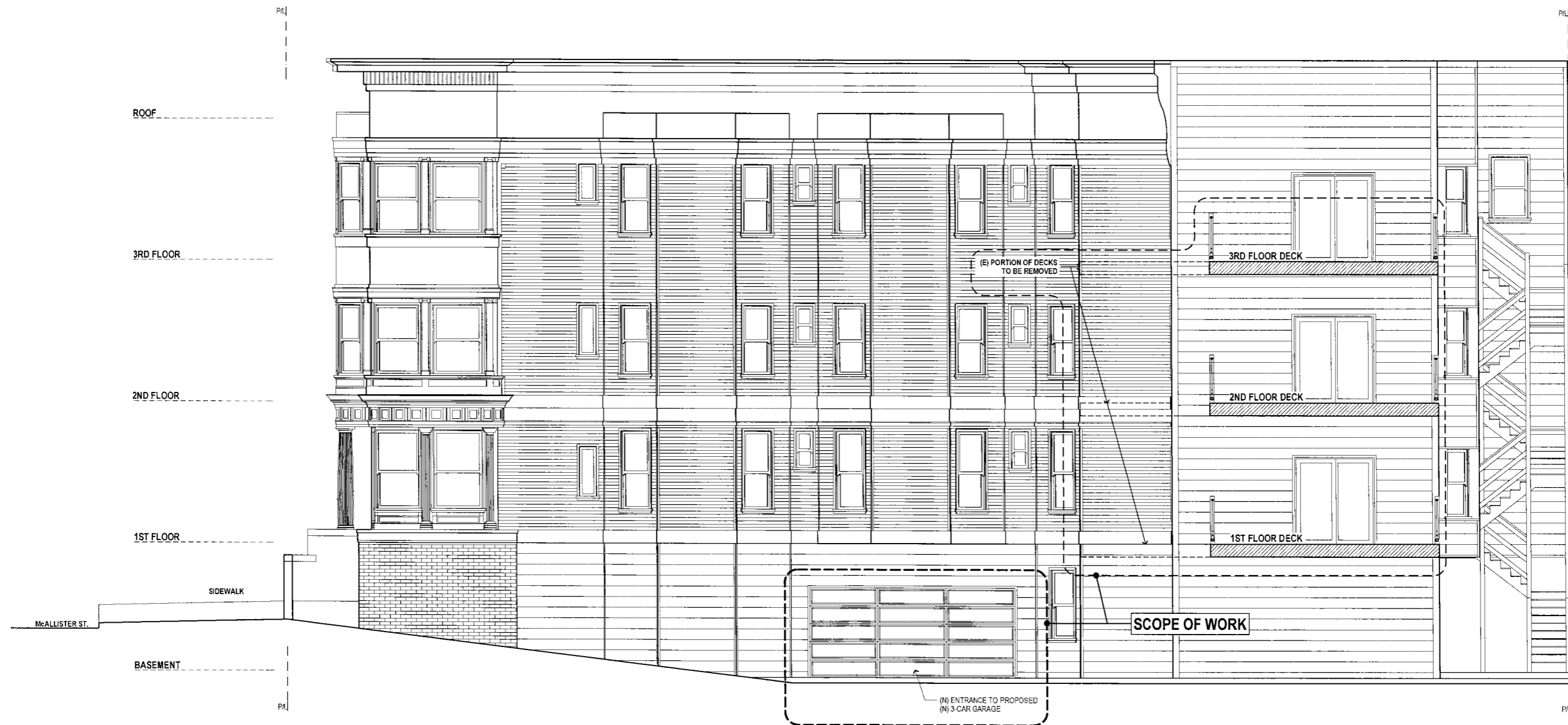
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EXISTING RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



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PHOTO MONTAGE OF SUBJECT SITE

NEW 3-UNIT DWELLING 1470-76-78 McALLISTER STREET
ALTERATION OF EXISTING BUILDING 1480-82-84 McALLISTER STREET
BLOCK 0776, LOT 035, SAN FRANCISCO, CA 94115

OCTOBER 17TH, 2012



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3D VIEWS OF PROPOSED NEW BUILDING

NEW 3-UNIT DWELLING 1470-76-78 McALLISTER STREET
ALTERATION OF EXISTING BUILDING 1480-82-84 McALLISTER STREET
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OCTOBER 17TH, 2012



McALLISTER STREETScape SEGMENT #1



McALLISTER STREETScape SEGMENT #2



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STREET FACADES ON McALLISTER STREET

NEW 3-UNIT DWELLING 1470-76-78 McALLISTER STREET
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