



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 19, 2012

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Filing Date: July 10, 2012
Case No.: **2012.0874A**
Project Address: **1470-1484 McAllister Street**
Landmark District: Alamo Square
Zoning: RM-1 (Residential, Mixed, Low-Density)
40-X Height and Bulk District
Block/Lot: 0776/035
Applicant: Tony Kim, Town Consulting
100 Clement Street, 3rd Floor
San Francisco, CA 94118
Staff Contact Shelley Caltagirone - (415) 558-6625
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Reviewed By Tim Frye – (415) 575-6822
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PROPERTY DESCRIPTION

1470-1484 MCALLISTER STREET, north side between Scott and Pierce Streets. Assessor's Block 0776, Lot 035. The subject 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 Landmark 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 Landmark 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 Landmark 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 landmark 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. See attached 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

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.

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 project would create a three-family residence on the lot in the area that is now vacant. The

formerly separate lot appears to have originally been developed with a single-family house during the late 19th century judging by historic photographs and historic Sanborn maps of the block. The building does not appear on the 1950 map and it is unclear when it was demolished. The remainder of the block was also developed with residential buildings by the early 20th century; however, several of these early buildings have been demolished. By infilling the vacant portion of the existing lot, the project would strengthen the historic development pattern on the block and would enhance the setting of the historic residence and the overall character of the landmark district.

- 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.

All aspects of the historic character of the existing building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The project would remove non-historic portions of the building, such as the side multi-level decks, and would remove a small unadorned section of cladding at the side wall to allow for a garage opening. The project would not harm the design integrity of the historic building.

- 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 new building is clearly contemporary in its design and would not create a false sense of historical development in the Alamo Square Landmark District. No new additions would be constructed and no articulation would be added to the historic building that would mimic that historic character of the building. The proposed garage would use a modern door and would clearly read as a contemporary change to the building.

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

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. There are no remaining distinctive elements on the vacant portion of the lot that the new building would occupy. The project would remove a portion of the decks located in the side yard of the property, but these were added in the 1990s and have no historical value.

- 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.

***Historic Building:** While the setting of the historic building would be altered by the construction of a new building to the east, the work would restore the historic development pattern of the block. The project would enhance the setting of the historic building on the subject building and the district by infilling an area that was historically developed with a single-family house.*

***New Building:** The proposed design of the new building would be distinctly contemporary and would be compatible with the adjacent building and the surrounding district in terms of form, massing, size, scale, proportion, materials, and features. (See staff analysis below for further discussion.)*

Standard 10. New additions and adjacent or related new construction will 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.

Although unlikely to occur, the proposed building could be removed in the future and the open space restored without harming the integrity of the historic building since there will be no physical attachment of the building. Likewise, the proposed garage in the historic building could be removed in the future and the new opening closed without harming the integrity of the building.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Alamo Square Landmark District. Please note that the project was reviewed by the Architectural Review Committee of the Historic Preservation Commission on November 7, 2012 and that their comments directed the revision of the project and staff's analysis of the work. Plans of the previous proposals can be provided upon request if Commissioners would like to further study the progress of the design development.

Rehabilitation of the historic building.

All aspects of the historic character of the building would be retained and preserved while the large decks constructed at the east side of the building would be reduced in size, thereby restoring integrity to the historic building form. The proposed changes to the building would be in keeping with its historic character without mimicking its original features. The proposed basement-level garage opening would be compatible in design, materials, and details with the historic building but the doors would clearly read as a contemporary feature of the building similar to the garage installations approved elsewhere in the district. The proposed basement-level garage would not cause the removal of any significant features.

Construction of the new building.

***Height & Massing:** The proposed height of the new building is in keeping with the predominant heights on the block. The volume and scale of the new building is appropriate and comparable to those found on*

the block and within the district. The flat roof form is the dominant form along both sides of this block, so repeating the pattern creates an appropriate cohesiveness for the streetscape.

Front & Side setbacks: The proposed building would be set back from the property line approximately 8 feet, which would match the front yard setback of the adjacent historic building and would be in keeping with the pattern of generous front yards at this end of the block and with the historic pattern seen in the historic Sanborn maps. The building would also be set back from the west property line by approximately 5 feet, matching the adjacent side yard of the historic building. This placement of the new building on the subdivided lot would allow the rounded corner bay and articulated eastern side façade of the historic building to be seen from the street.

Form of the bays: The building is composed of two full-height, square projecting bays terminating in a projecting cornice. The building's bay elements are in keeping with the traditional bays found in the Victorian and Edwardian buildings in Alamo Square. The proportions and articulation of the bays are in keeping with the dominant character the bay feature displays in the historic building forms. The bays are predominately composed of glazing, which is consistent with the composition of the projecting bays found in the surrounding historic buildings.

Cornice Treatment: The proposed cornice is contemporary in form and detailing but is reflective of the multi-stepped form of cornices in the district and is similar in its proportions and projection. The form could be refined further to reduce its bulkiness.

Materials: The proposed horizontal wood siding would relate well to the historic painted wood siding found within the district. The building would employ two different patterns of horizontal siding to articulate the various planes of the façade and add a higher level of texture reminiscent of the highly textured historic facades within the district. The proposed concrete stair and retaining walls would correlate with the formed concrete foundations and retaining walls found at many of the contributing buildings within the district. The material of the steps should be clarified; however, a concrete or stone stair would be appropriate. The proposed aluminum-framed windows, while not a traditional window type found in the district, seem appropriate for this infill building as they are one of the few modern features of the design which distinguish it as a new building within the landmark district. The aluminum framing material also allows for large expanses of glass in the bays. This design achieves a similar affect as the traditional bay windows in the historic buildings that employ multiple large windows to increase light, air and views in the living spaces. Staff recommends that the framing should not have a metallic finish so that the building retains an overall traditional color palette, but that the aluminum framing details are appropriate for an infill building as a contemporary element that distinguishes the building from the surrounding historic buildings.

Fenestration Pattern: The fenestration of the proposed building would be contemporary in scale, grouping, operation, and configuration; however the windows would relate to the historic fenestration in the district with their vertical, rectangular form and their regular pattern.

Main Entry: The building includes a raised, recessed entry with a graciously proportioned stair, stepped concrete knee walls, and a simple metal handrail. The entry is framed by two columns that support the bay above and is composed of paired aluminum glazed doors with sidelights. Overall, the composition is reflective of the historic entry patterns found in the district but incorporates modern materials and detailing.

Ornamentation: The building would be clearly differentiated from the historic buildings by employing minimal ornamentation, such as the horizontal banding beneath the cornice and separating the basement level at the side walls. Although the buildings would lack ornamentation in comparison to the historic buildings, they would be multi-planar and provide some play of shade and shadow similar to that achieved at the historic facades.

Landscaping: The front yard setback would be generously landscaped with a raised planting bed the full width of the yard adjacent to the entry stairs. The landscaping would match the condition of many of the historic front yards in the district and is made possible by locating the garage entry on the side (west) façade of the building. The landscaping would create a buffer between the street and the new building that moderates the transition between the public and private space and that is in keeping with the historic development pattern in the district.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One - Minor Alteration of Existing Structure) and 15303 (Class Three – New Construction) because the project includes a minor alteration of an existing structure and construction of a new three-family residential structure that both meet the *Secretary of the Interior's Standards*.

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. Staff supports the project with the following conditions:

- The project sponsor shall continue to work with Planning Department Preservation staff on the final design details related to the proposed work, including refinement of the cornice treatment, the material of the entry steps, and the finish of the window frames, to be approved prior to the issuance of any architectural addenda.
- The project sponsor shall submit samples of all exterior materials to the Planning Department Preservation staff for review and approval prior to the issuance of any architectural addenda.

ATTACHMENTS

Draft Motion

Meeting Notes from the ARC Review and Comment hearing held November 7, 2012

Parcel Map

1998 Sanborn Map

1950 Sanborn Map

1913-15 Sanborn Map

Aerial Photograph

Project Sponsor Packet including Photographs, Plans, and Renderings

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Historic Preservation Commission Motion No.

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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 035 IN ASSESSOR'S BLOCK 0776, WITHIN AN RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on July 10, 2012, Tony Kim, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to subdivide the lot into two lots, rehabilitate the contributing historic house, and construct 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 will be reduced in size and a garage entry will be created at the side (east) facade, but the building will 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.

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 7, 2012, the Architectural Review Committee of the Commission conducted a duly noted public hearing on the current project and issued comments summarized in a Memorandum dated November 26, 2012 to Tony Kim, Town Consulting, from Shelley Caltagirone, Preservation Planner.

WHEREAS, on December 19, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0874A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0874A based on the following and findings:

CONDITIONS OF APPROVAL

- The project sponsor shall continue to work with Planning Department Preservation staff on the final design details related to the proposed work, including refinement of the cornice treatment, the material of the entry steps, and the finish of the window frames, to be approved prior to the issuance of any architectural addenda.
- The project sponsor shall submit samples of all exterior materials to the Planning Department Preservation staff for review and approval prior to the issuance of any architectural addenda.

FINDINGS

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

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

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report.

- The proposed project meets the requirements of Article 10, Appendix E of the Planning Code.
- 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 architectural elements from other buildings, shall 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 is for the rehabilitation of a residential property and 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 building 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 reduce the affordable housing supply as the existing unit will be retained.

- 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 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 035 in Assessor's Block 0776 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0874A.

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 December 19, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November 26, 2012

TO: Tony Kim, Town Consulting

CC: Historic Preservation Commission
Thomas Coyne, Applicant
Gabriel Ng + Architects Inc.

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

REVIEWED BY: Architectural Review Committee of the
Historic Preservation Commission

RE: Meeting Notes from Review and Comment at the
November 7, 2012 ARC/HPC Hearing for
1470-1484 McAllister Street

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At the request of the Planning Department, the proposed new three-family residential building at 1470-1484 McAllister Street was brought before the Architectural Review Committee (ARC) for review and comment. At the ARC meeting, the Planning Department requested review and comment regarding compatibility of the proposed design with the Alamo Square Landmark District. Specifically, the Planning Department sought comments on the following: height and massing; front and side setbacks; form of the proposed bays; cornice treatment; cladding materials; fenestration pattern; main entry; and ornamentation. Planning Department Preservation Staff has prepared a summary of the ARC comments from that meeting. Commissioners Martinez and Wolfram were in attendance.

ARC COMMENTS

- 1. General.** Commissioners Martinez and Wolfram indicated that they generally agree with staff's comments, both in their March 2012 memo to the Project Sponsor and in their October 2012 memo to the ARC.
- 2. Height and massing.** Commissioners Martinez and Wolfram indicated that they found the height and massing to be appropriate with the exception of the depth of the projecting window bays at the front façade, which they agreed should be made deeper (approximately 3' deep).
- 3. Front and side setbacks.** Commissioners Martinez and Wolfram agreed that the proposed front and side setbacks are adequate.
- 4. Form of the proposed bays.** Commissioners Martinez and Wolfram agreed that the proposed bays should be made deeper (approximately 3' deep) to allow for the installation of side windows. Commissioner Wolfram commented that it is not in keeping with the historic pattern of the district to provide a projecting bay without taking advantage of the added depth to create

side windows that will allow for better access to views and light. Commissioner Martinez noted that there is an awkward relationship between the right and left bays at the front façade and both Commissioners suggested modifications to the windows and trimwork to create a more unified design. See comments under *Fenestration pattern* and *Ornamentation* below.

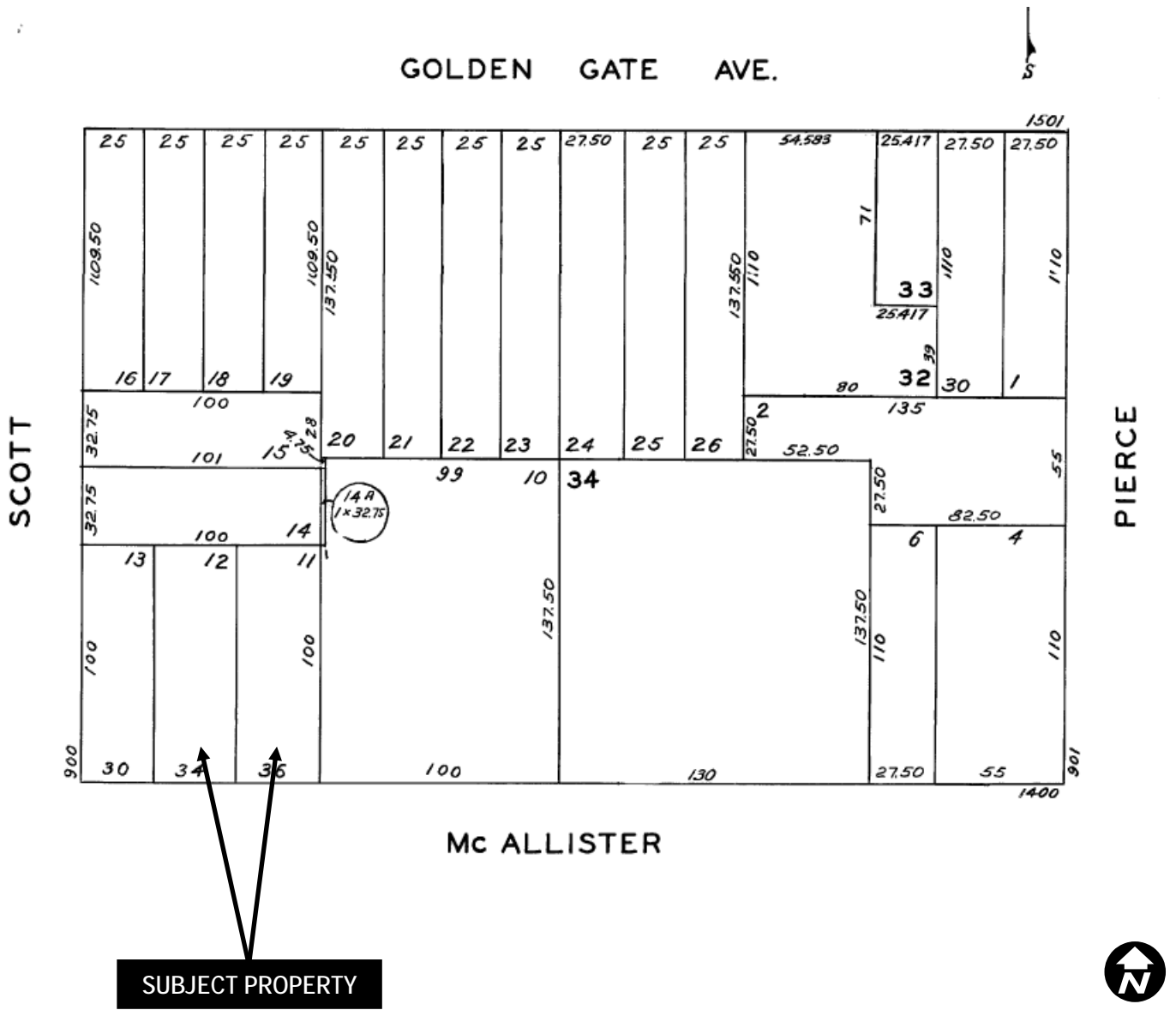
5. **Cornice treatment.** Commissioners Martinez and Wolfram agreed with the staff comment that the cornice design is bulky and bland. They suggested using multiple layers of trim to create a less abrupt joint between the cornice and the wall. Commissioner Martinez suggested that the stepping of the cornice could be more evenly spaced. He offered a sketch of this concept to the project team.
6. **Cladding materials.** Commissioners Martinez and Wolfram agreed that the materials are overall appropriate for the district. However, they suggested that modern wood trim would not be a good material for creating the broad-faced elements surrounding the bay or on the face of the awning as it will warp. They suggested a painted metal material may be more functional for this use.
7. **Fenestration pattern.** Commissioners Martinez and Wolfram agreed that the overall fenestration pattern is appropriate; however, they felt that the façade is too solid in appearance and suggested several changes to window types and size to address this issue. Both Commissioners felt that the window sizes could be substantially increased. Commissioner Wolfram suggested that the upper story windows could be taller and Commissioner Martinez agreed. Both Commissioners recommended installing windows in the side walls of the projecting bays. Commissioner Martinez suggested allowing the windows to wrap the corners of the smaller bay above the entry without corner posts and Commissioner Wolfram agreed.
8. **Main entry.** Commissioners Martinez and Wolfram agreed that the main entry and the bay above should be better integrated. Commissioner Martinez commented that the entry appears unsupported and unordered.
 - a. **Recessed entry.** Commissioner Wolfram suggested that the recess for the entry would benefit by either heavier trimwork or increased size and recommended looking in the district for cues.
 - b. **Stairs.** Commissioner Wolfram suggested that the entry stairs could be wider and Commissioner Martinez agreed. The Commissioners did not find the proposed cable railing at the stair to be appropriate and suggested that a metal grille feature would have a more appropriate weight and texture. They recommended that the guardrails should be more free-standing and better integrated with the stair and building walls. Commissioner Wolfram suggested that guardrails with a separate inner handrail may be a better design option. Commissioner Martinez suggested a recent restroom project in Portsmouth Square with a modern Chinese screen as a good example for guardrails.
 - c. **Canopy.** Commissioner Martinez commented that the canopy appears to be supporting the bay above but is not grounded itself. Commissioner Wolfram also noted that the height of the canopy does not relate to the height of the windows in the left bay and suggested that they be integrated in some manner. Commissioner Martinez

recommended adding vertical support to the canopy feature, particularly at the property line side.

9. **Ornamentation.** Commissioners Martinez and Wolfram both commented that the area between the upper windows and the cornice needs to be treated so that it does not appear to be blank. They suggested using multiple layers of horizontal trim to create a less abrupt joint between the cornice and the wall. Commissioner Martinez suggested using trim above and below the windows in the bay above the entry to relate to treatment in the other bay and better integrate these two features.

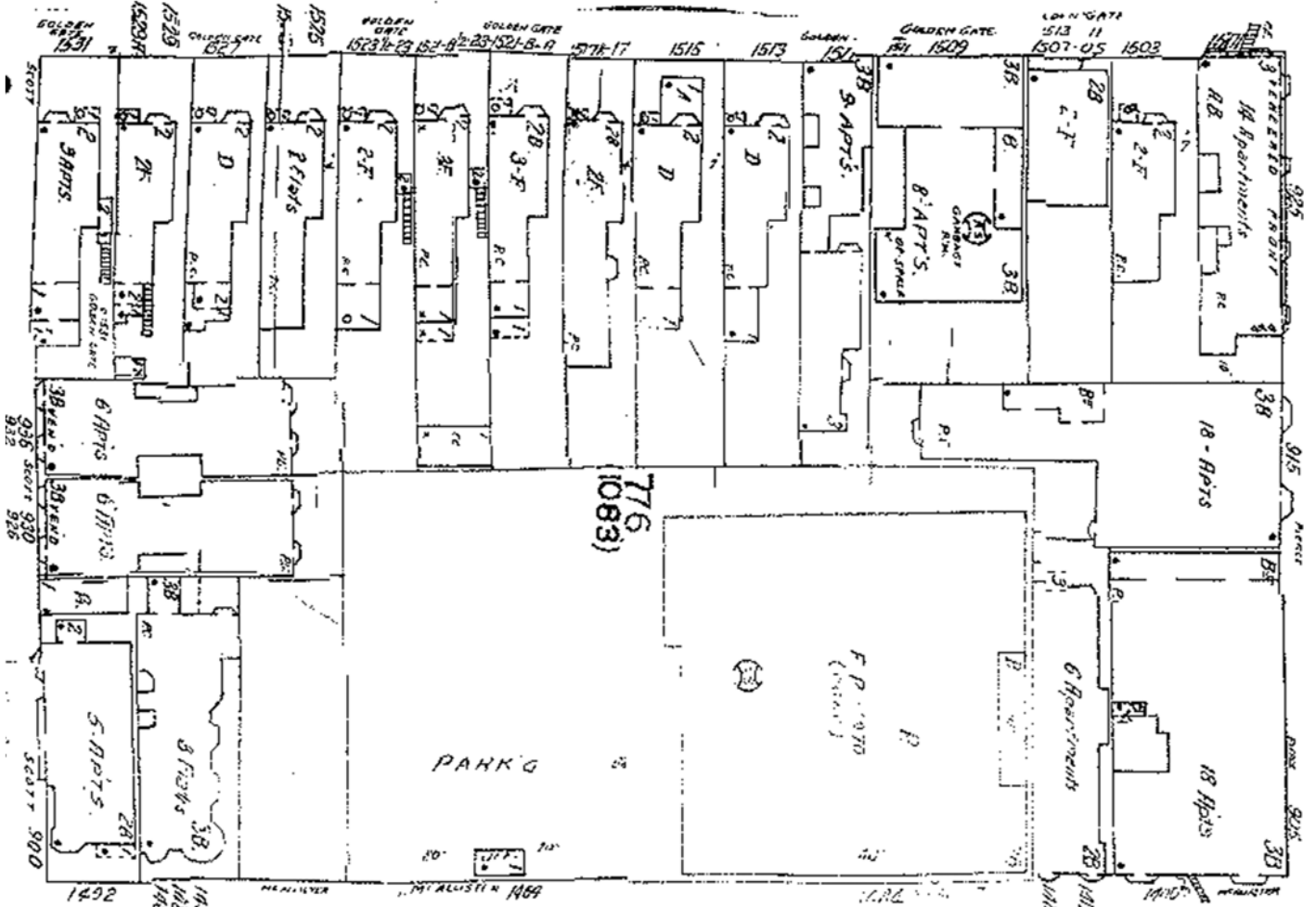
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Parcel Map



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Case Number 2012.0874A
1470-1484 McAllister Street

1998 Sanborn Map*



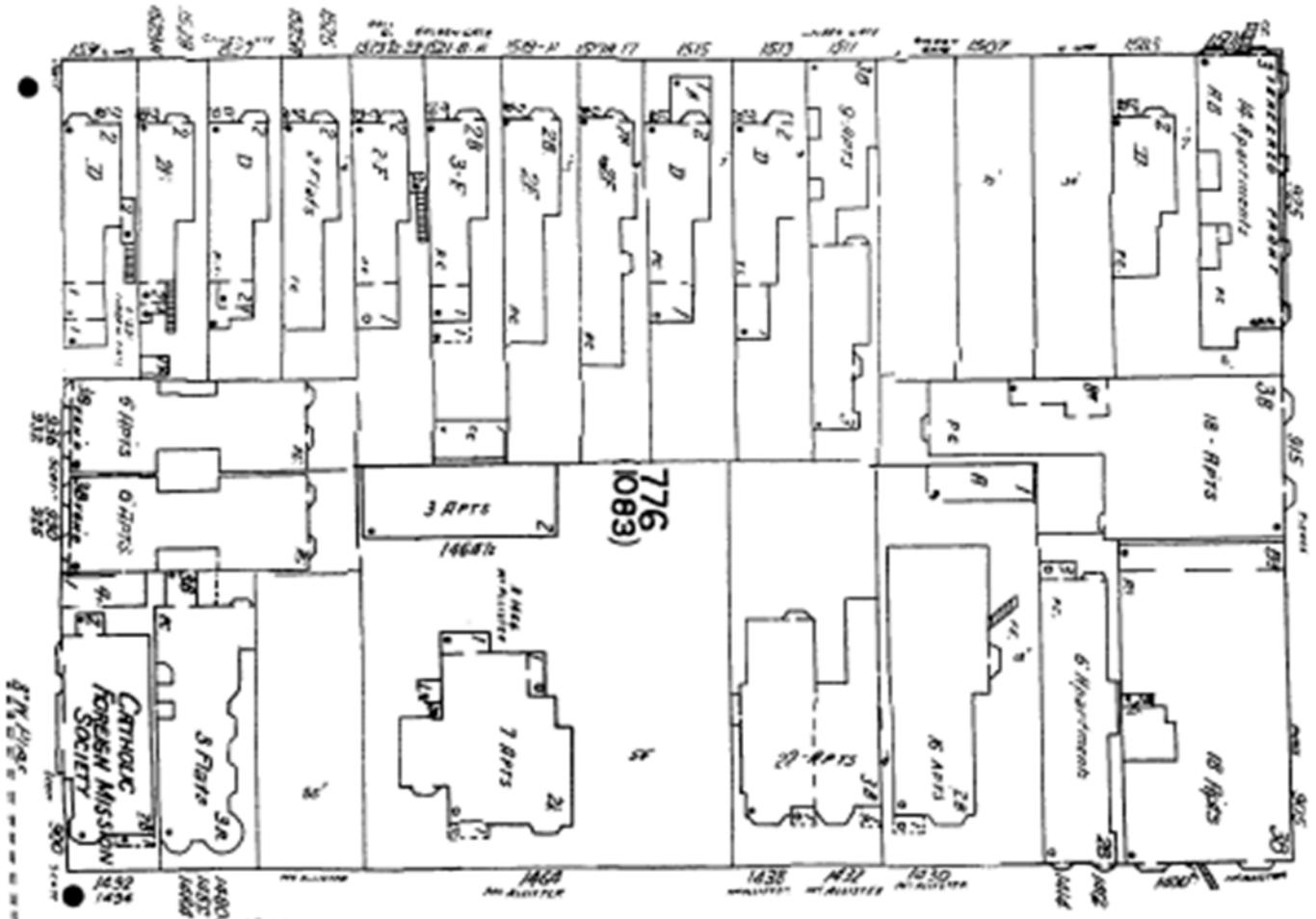
SUBJECT PROPERTY

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



Certificate of Appropriateness
 Case Number 2012.0874A
 1470-1484 McAllister Street

1950 Sanborn Map*



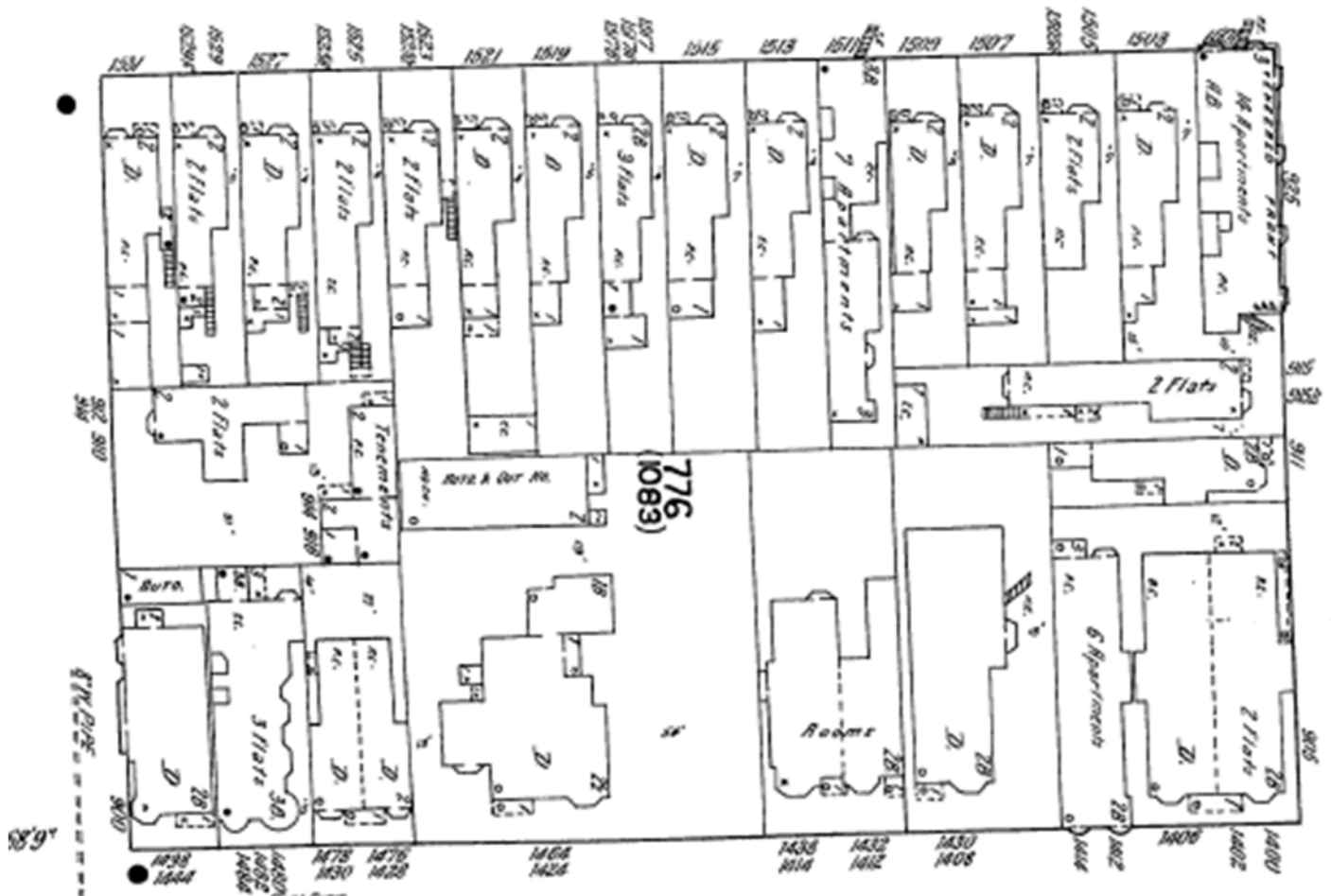
SUBJECT PROPERTY

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



Certificate of Appropriateness
Case Number 2012.0874A
1470-1484 McAllister Street

1913-1915 Sanborn Map*



SUBJECT PROPERTY

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Certificate of Appropriateness
Case Number 2012.0874A
1470-1484 McAllister Street

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2012.0874A
1470-1484 McAllister Street



November 28, 2012

President Charles Edwin Chase
And Commissioners
Architectural Review Committee
of the Historic Preservation Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Project: New 3-Story over Basement, 3-Unit Building
 1470-84 McAllister Street
 Case No. 2012.0874A

Re: Response to Review Comments at November 7th, 2012 ARC Hearing

Dear President Chase & Commissioners,

Thank you for comments from Commissioners Martinez and Wolfram on the proposed design at the ARC Hearing. The following are my responses per comments on the memo distributed by Planner Shelley Caltagirone on 11/26/12.

1. General:

Plans were revised per staff's March and October comments, which are also reflected below.

2. Height and massing:

Bay depths are increased to three feet.

3. Front and side setbacks:

Front setbacks kept.

4. Form of the proposed bays:

The windows are added to the 3-foot bays, with wrap-around side windows to allow more light into and view and from the units. Trims are also simplified and have a better relationship between the two bays.

5. Cornice treatment:

The cornice was modified to step up evenly per Commission Martinez's suggested sketch.

6. Cladding materials:

The side vertical wood band that wraps around the corner bay has been eliminated due to increased window and bay sizes. The band would be an unnecessary element in this case.

7. Fenestration pattern:

Bay windows have been increased on both bays in width and from 5'-6" height to 7'-0". Single hung windows have been replaced with casement ones. With the exception of the right bay fire-rated property line windows, all side windows now wrap around bay corners without corner posts.

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8. Main entry:

The entry is now flanked by two columns, creating more integrated and solid support for the bay above as well as a more pronounced entrance characteristic of the neighboring building entries.

a. Recessed entry:

The widened entry, with columns as strong elements supporting the bay above, characterizes a prominent entrance as seen in adjacent buildings.

b. Stairs:

Stairs have been widened with side planters and handrails projecting from the parapets. Because the stair is required to be protected from the right side, we proposed a solid fire-rated parapet rather than guardrails with metal grilles as suggested. This parapet is duplicated on the left side to create a balanced entry look.

c. Canopy:

The canopy is reduced and lowered to the same height as the left bay trims. Columns below provide more sound support for bay above.

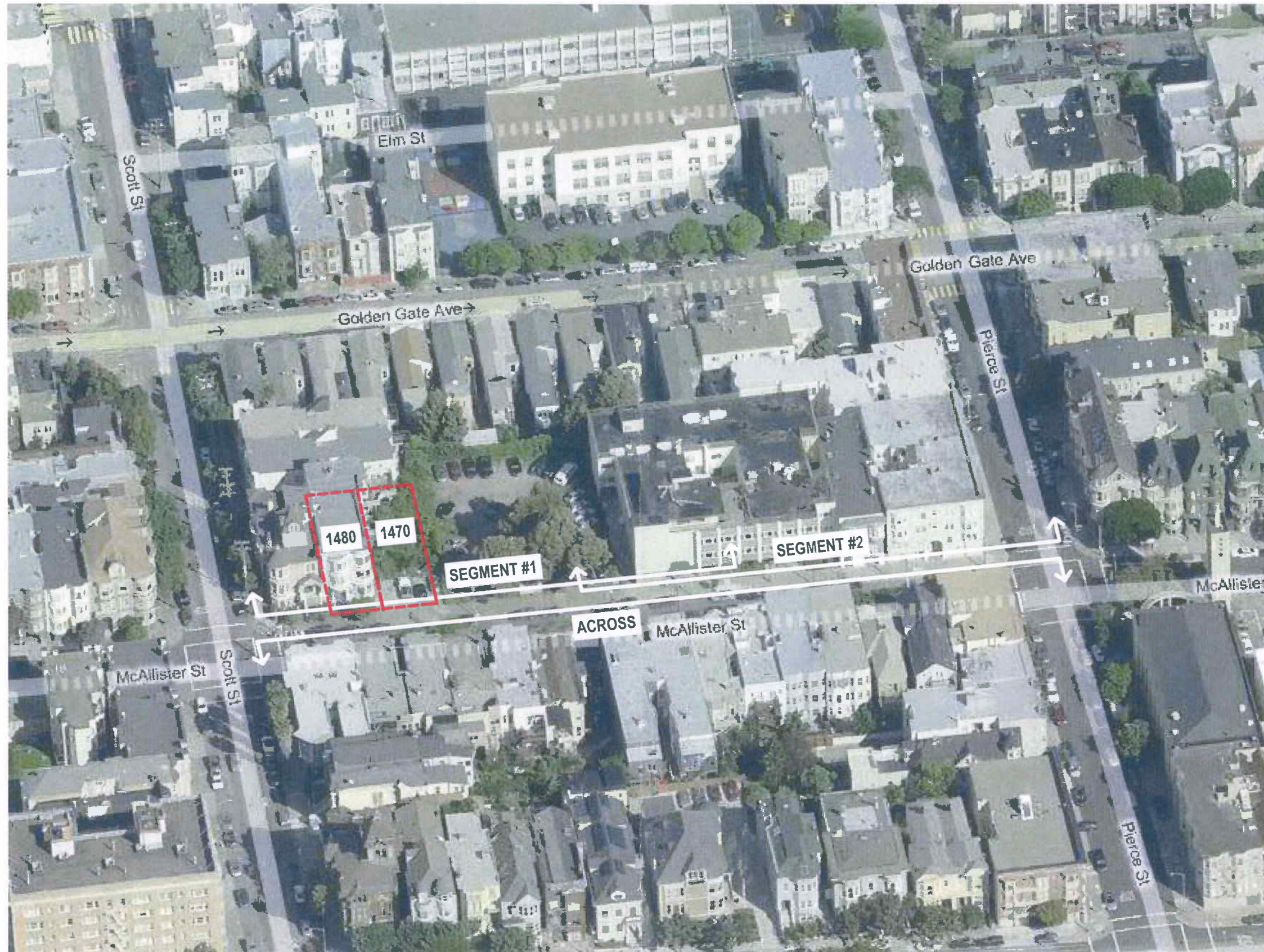
9. Ornamentation:

The trims above the windows have been simplified, with the top wrap-around wide band eliminated from the front façade. The bays now have a better transition to the cornice above.

I hope we have addressed all the concerns that the Commission has. Thank you for your attention.

Yours Sincerely,


Gabriel Ng
Principal Architect



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AERIAL VIEW WITH PHOTO SEGMENT KEY

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 17, 2012
REV. NOVEMBER 28, 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
ALTERATION OF EXISTING BUILDING 1480-82-84 McALLISTER STREET
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OCTOBER 17, 2012
REV. NOVEMBER 28, 2012



McALLISTER STREETScape ACROSS FROM SUBJECT SITE



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STREET FACADES ON McALLISTER STREET

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PHOTO MONTAGE OF SUBJECT SITE

NEW 3-UNIT DWELLING 1470-76-78 McALLISTER STREET
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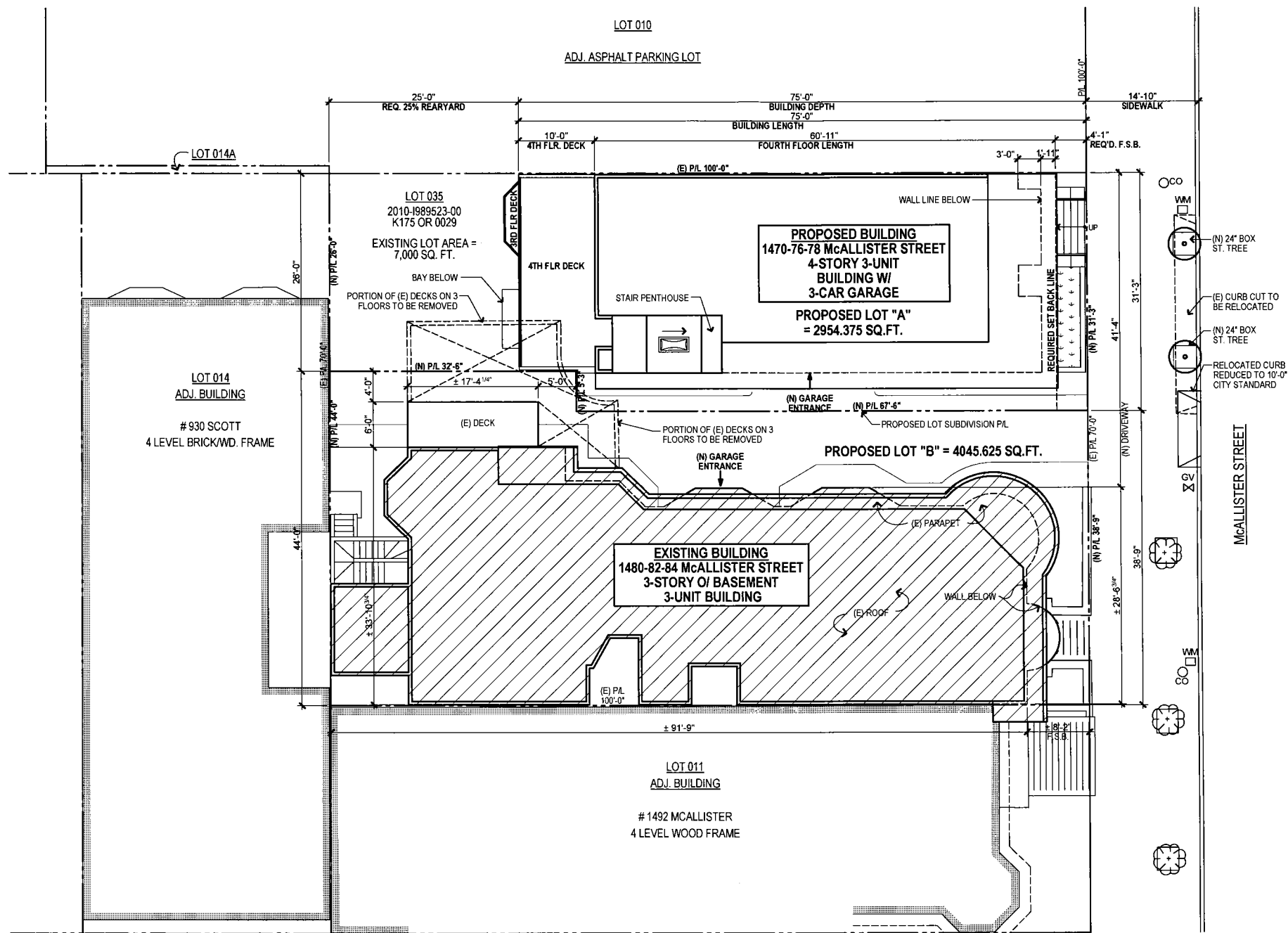
3D VIEWS OF PROPOSED NEW BUILDING

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

OCTOBER 17, 2012
REV. NOVEMBER 28, 2012

ABBREVIATIONS

- & AND
- @ AT
- CL CENTER LINE
- Ø DIAMETER
- # POUND OR NUMBER
- PL PROPERTY LINE
- AD. 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. CASSEMENT (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
- EQ. EQUAL
- EXT. EXTERIOR
- F.D. FLOOR DRAIN
- F.G. FIXED GLASS (WINDOW)
- F.P. FIREPLACE
- FN. 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
- HWND. 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
- STR. STRUCTURAL
- SYM. SYMMETRICAL
- T.&G. TONGUE & GROOVE
- THK. THICK
- TYP. TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED
- VERT. VERTICAL
- WEST
- W. WITH
- WD. WOOD
- WO. WITHOUT
- WP. WATERPROOF
- WT. WEIGHT



SITE / ROOF PLAN

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

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

Area Calculation (In Square Feet):

	1470	1476	1478	Common Area	Garage	Total
4th Floor			1212	300		1512
3rd Floor		1429		323		1752
2nd Floor	1276			397		1673
Ground Floor				308	1440	1748
Total	1276	1429	1212	1328	1440	6885

Total Living area for all Units = 3917 S.F.
 Total Garage & Common Area = 2768 S.F.
 Total Gross Area = 6685 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.).

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 & STAIR PENTHOUSE PLANS
- 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

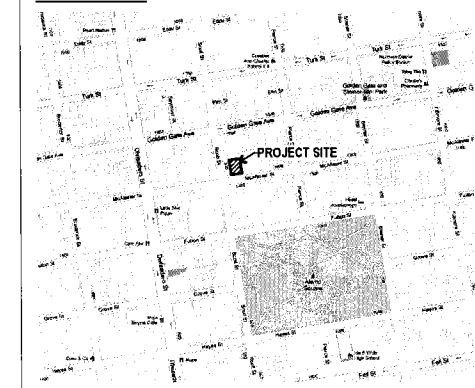
SCOPE OF WORK

- 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 #:
- 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

- COLUMN GRID LINE
- EL = XX.XX' ELEVATION
- ⊕ SECTION / DETAIL IDENTIFICATION SHEET NUMBER
- EXISTING STUD WALL
- NEW STUD WALL
- ⊕ INTERIOR ELEVATION ID
- INTERIOR ELEVATION #
- NEW DOOR
- ⊕ ENLARGED PLAN SECTION OR DETAIL REFERENCE
- EXISTING WALL/DOOR TO BE REMOVED
- ⊕ DOOR NUMBER
- EXISTING WALL/DOOR TO REMAIN
- ⊕ 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
 10/17/12 Plng. Rev. #1 MML
 11/28/12 per ARC Hearing MML

Scale AS NOTED

Job 110101

Sheet

A-0



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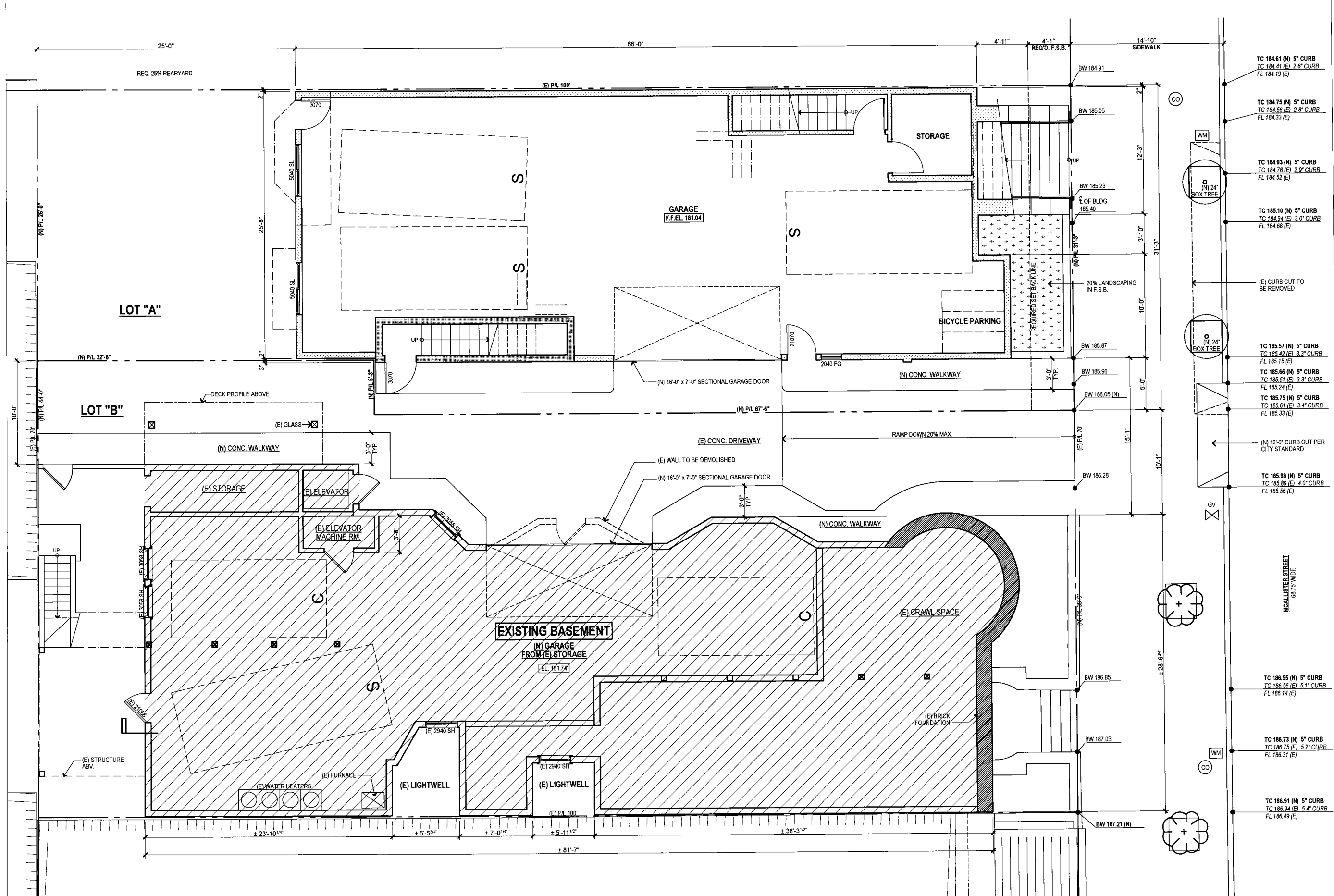
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GROUND FLOOR PLAN

Date 3/8/12 C. of A. By MML
10/17/12 Ping. Rev. #1 MML
11/28/12 per ARC Hearing MML

Scale AS NOTED
Job 110101
Sheet A-1
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

Date 3/8/12 C. of A. By MML
10/17/12 Ping. Rev. #1 MML
11/28/12 per ARC Hearing MML

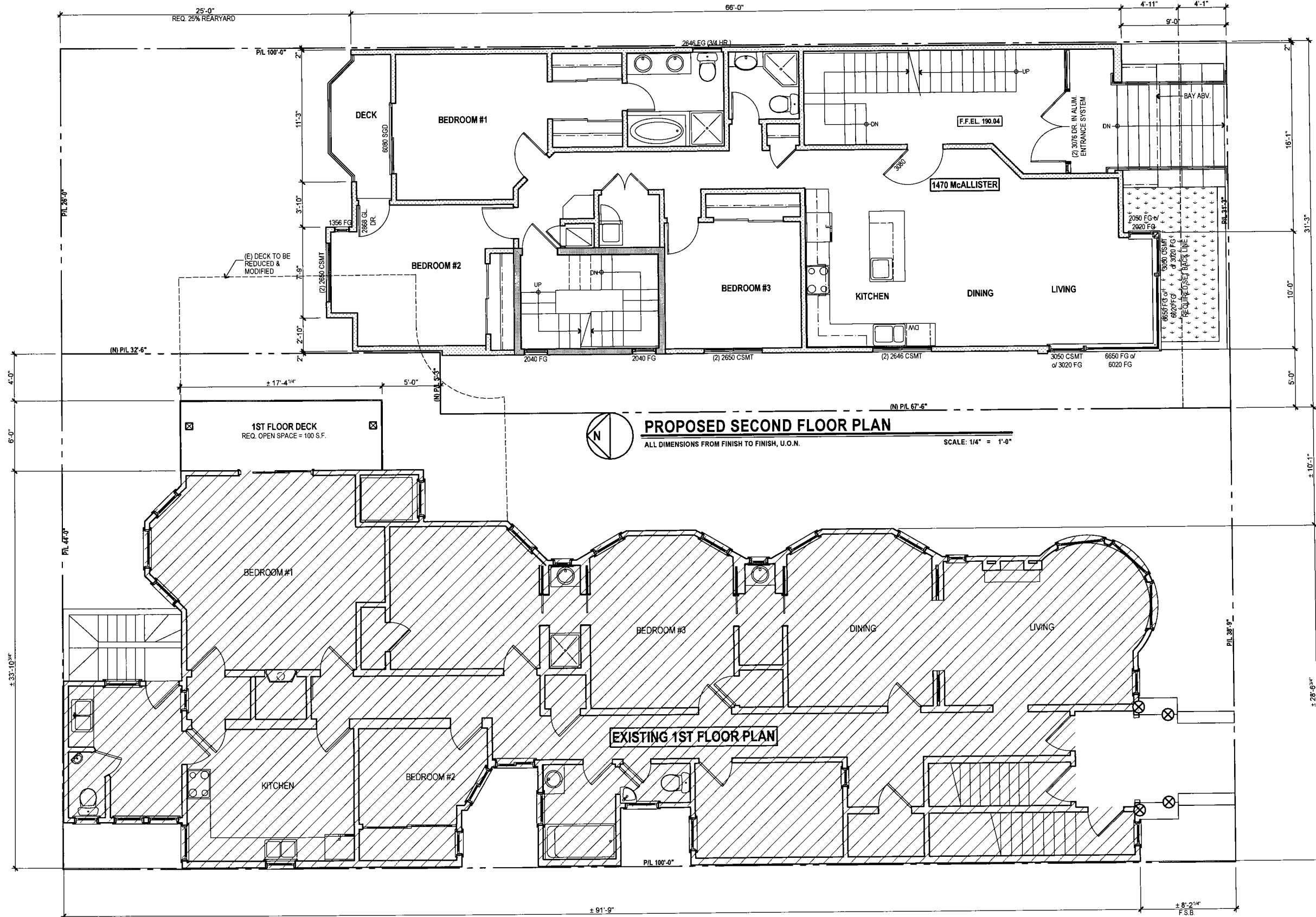
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Job 110101

Sheet

A-2

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FOURTH FLOOR & STAIR
PENTHOUSE PLANS

Date 3/8/12 C. of A. By MML
10/17/12 Ping. Rev. #1 MML
11/28/12 per ARC Hearing MML

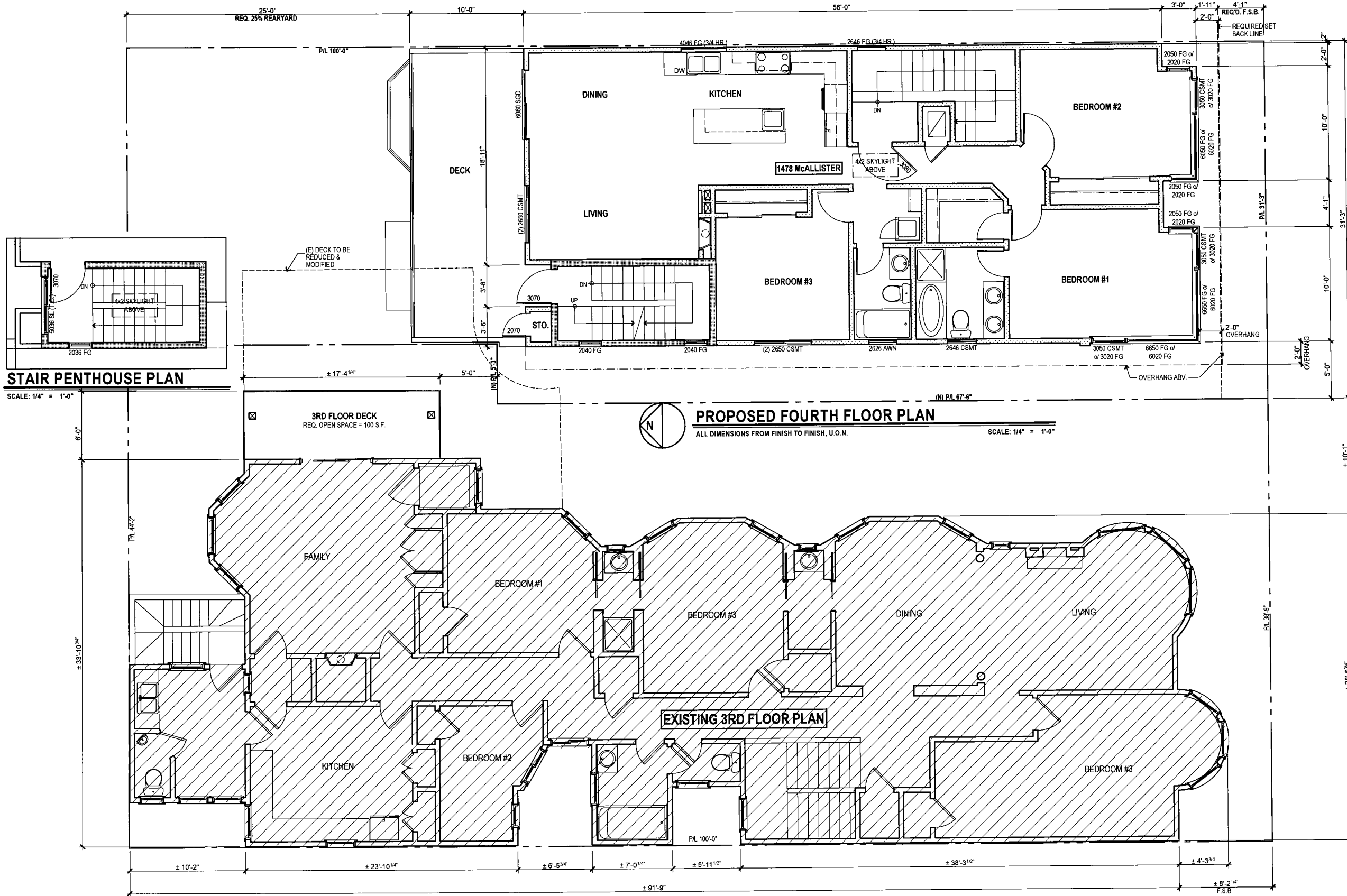
Scale AS NOTED

Job 110101

Sheet

A-4

Of 9 Sheets



STAIR PENTHOUSE PLAN

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

PROPOSED FOURTH FLOOR PLAN

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

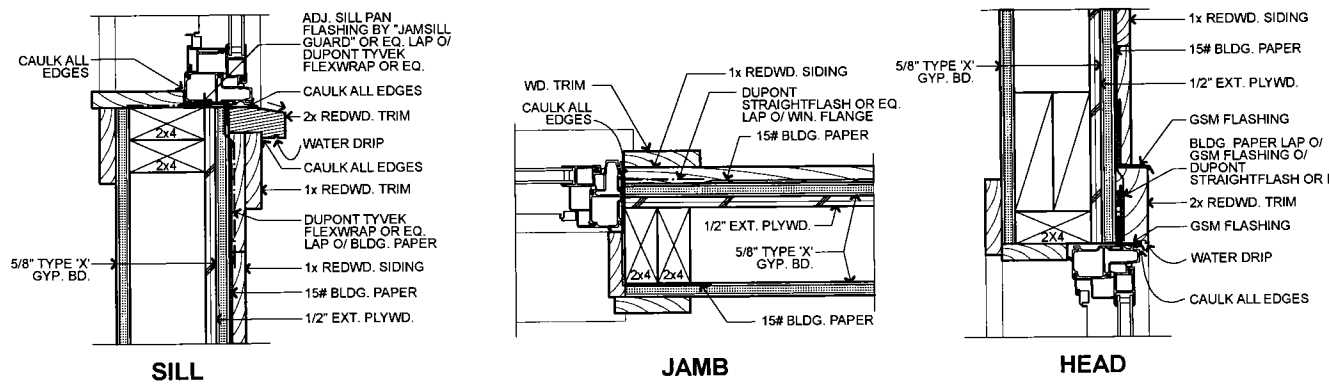
SCALE: 1/4" = 1'-0"





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 ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.

Date	By
3/8/12 C. of A.	MML
10/17/12 Ping, Rev. #1	MML
11/28/12 per ARC Hearing	MML

Scale AS NOTED
 Job 110101
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 SAN FRANCISCO, CA 94115

EXISTING & PROPOSED REAR
 ELEVATION

Date	By
3/8/12 C. of A.	MML
10/17/12 Ping. Rev. #1	MML
11/28/12 per ARC Hearing	MML

Scale AS NOTED

Job 110101

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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1480-82-84 McALLISTER STREET
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SAN FRANCISCO, CA 94115

EXISTING RIGHT ELEVATION

Date 3/8/12 C. of A. By MML
10/17/12 Ping. Rev. #1 MML
11/28/12 per ARC Hearing MML

Scale AS NOTED

Job 110101

Sheet

A-7

Of 9 Sheets



EXISTING RIGHT ELEVATION

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

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



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PROPOSED SIDE ELEVATIONS

Date 3/8/12 C. of A. By MML
 10/17/12 PING. REV. #1 MML
 11/28/12 per ARC HEARING MML

Scale AS NOTED
 Job 110101
 Sheet

A-8

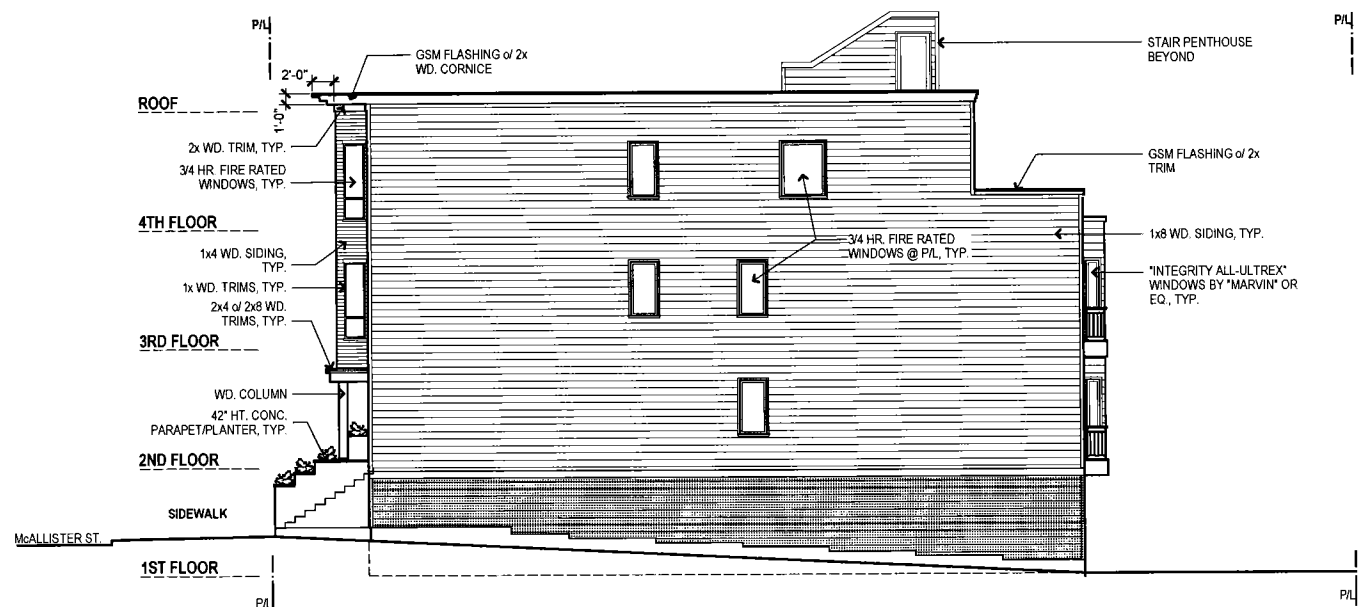
Of 9 Sheets



PROPOSED LEFT ELEVATION

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

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



PROPOSED RIGHT ELEVATION

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

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