



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: NOVEMBER 5, 2014

CONSENT

Filing Date: June 26, 2014
Case No.: **2014.0972A**
Project Address: **3245 21st STREET**
Historic Landmark: Liberty-Hill Landmark District
Zoning: RTO-M (Residential, Transit-Oriented—Mission Neighborhood) District
50-X Height and Bulk District
Block/Lot: 3616/069
Applicant: Craig O'Connell
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PROPERTY DESCRIPTION

3245 21st STREET is a two-and-one-half-story, three-family residence located on a rectangular lot (measuring approximately 33-ft x 90-ft) on the southeast corner of 21st and Bartlett Streets. Constructed in 1876, the existing building is designed in a Stick-Eastlake architectural style, and features wood-frame construction, wood-sash windows, a gable roof, and a period detailing. Other nearby properties on the same block within the landmark district are predominantly designed in an Italianate architectural style.

PROJECT DESCRIPTION

The proposed project includes construction of a new one-story rear horizontal addition (measuring approximately 7-ft wide by 6-ft long) and a rear stair. The new rear addition would feature a shed roof and wood siding to match the existing residence. The project would add vertical wood trim to distinguish between the new addition and original residence. The new addition would feature a single-panel glazed, wood door. The new rear stair would feature wood treads and risers, and wood posts and handrails. The new rear addition would be located along the east façade, and would not be visible from any public right-of-way.

OTHER ACTIONS REQUIRED

Proposed work requires 311 Notification and a Building Permit from the Department of Building Inspection (DBI).

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 historic 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.

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 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.

The proposed project would maintain the subject property's current and historic use as a three-family residence. Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, gable roof, Stick-Eastlake detailing, as well as, other elements identified in the designating ordinance for the landmark. The proposed project would construct a new one-story rear horizontal addition, which would be located along a secondary façade and would not be visible from the public right-of-way. The new addition would not impact any historic materials or features of the subject property or district, and is designed in a manner, which is compatible with the overall residence, as evidenced by its use of simple wood siding, posts and stairs. Therefore, the proposed project complies with Rehabilitation Standard 2.

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.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new work is designed to be compatible with the historic character of the existing residence and would be distinguished by an expert eye. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The project would extend an existing laundry room, which is not a character-defining feature of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features, including the overall form, massing and Stick-Eastlake detailing. New work is located on a secondary façade, which is not visible from the public right of way, and would maintain the existing building's distinctive features, finishes and construction techniques. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project does not call for the repair or replacement of any deteriorated historic features. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include excavation or below ground work. Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes construction of a one-story rear horizontal addition and rear stair.

At the rear, the new horizontal addition is compatible, yet differentiated, from the historic mass of the original residence, as noted by the simple shed roof line, matching wood siding, and vertical wood trim, which distinguishes the new from the old. The new addition has a shed roof, while the existing historic residence features a gable roof. The new addition would be constructed on the site of an existing addition, which is currently located on the secondary facade. The new addition and associated rear stair are compatible with the subject property's overall historic character, since the new work is occurring on a secondary façade, the new wood siding is similar in material and design to the property's historic wood siding, and the mass of the new addition is differential to the historic mass of the original residence.

Overall, the proposed project maintains the historic integrity of the subject property and provides a new addition, which is compatible, yet differentiated with the historic residence. Therefore, the proposed project complies with Rehabilitation Standard 9.

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 proposed project includes construction of a horizontal rear addition, which is not visible from any public rights-of way. This new addition would not affect the essential form and integrity of the landmark district, and do not impact any character-defining features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of October 29, 2014, the Department has not received any public correspondence regarding the proposed project.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

Rear Horizontal Addition/Rear Deck: The proposed project includes a one-story rear horizontal addition and rear stair. This work would not be visible from any public right-of-way. The mass, scale and location of the new addition is consistent and compatible with the rear additions found on contributing properties within the surrounding district. Further, this work would not impact any character-defining features of the subject property or surrounding historic district, since the existing addition is not essential to the existing building's historic character. The new materials specified for the rear addition would be in alignment with the district's character-defining features, which include wood siding and double-hung wood-sash windows. Therefore, this alteration would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features.

Summary: Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption (CEQA Guideline Sections 15301).

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* and requirements of Article 10.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Architectural Drawings

RS: G:\Documents\Certificate of Appropriateness\2014.0972A 3245 21st St\CoFA Case Report_3245 21st St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

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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 069 IN ASSESSOR'S BLOCK 3616, WITHIN THE LIBERTY-HILL LANDMARK DISTRICT, RTO-M (RESIDENTIAL, TRANSIT-ORIENTED—MISSION NEIGHBORHOOD) ZONING DISTRICT AND 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 26, 2014, Craig O'Connell (Project Sponsor) on behalf of Gilbert Da Gente and Dawn Payne (Property Owners), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for a one-story rear horizontal addition and stair to the subject property located on Lot 069 in Assessor's Block 3616.

WHEREAS, the Project received an exemption from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption (CEQA Guideline Sections 15301 and 15331) on October 29, 2014.

WHEREAS, on November 5, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014.0972A (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 a Certificate of Appropriateness, in conformance with the project information dated June 3, 2014 and labeled Exhibit A on file in the docket for Case No. 2014.0972A 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 Historic Preservation Commission has determined that the proposed work is compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code.

- That the proposed project features a horizontal addition and stair, which are compatible with the Liberty-Hill Landmark District, since this addition maintains the historic form of the residence, does not destroy historic materials, and provides for alterations, which are compatible, yet differentiated.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Liberty-Hill Landmark District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

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 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 South End Landmark District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The project will not have any impact on any existing neighborhood serving retail uses, since there are no retail uses located on the project site.

- 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 would not impact any existing housing, and will strengthen neighborhood character by respecting the character-defining features of Liberty-Hill Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The project will have no impact upon affordable housing, since there are no identified affordable housing units on the project site.

- 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. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines. The project provides two off-street parking spaces, thus accommodating the allowable amount of parking for the two dwelling units.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs, since there is no commercial or industrial uses on the project site.

- 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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for 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 069 in Assessor's Block 3616 for proposed work in conformance with the project information dated June 3, 2014, labeled Exhibit A on file in the docket for Case No. 2014.0972A.

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, such 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 Historic Preservation Commission ADOPTED the foregoing Motion on November 5, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

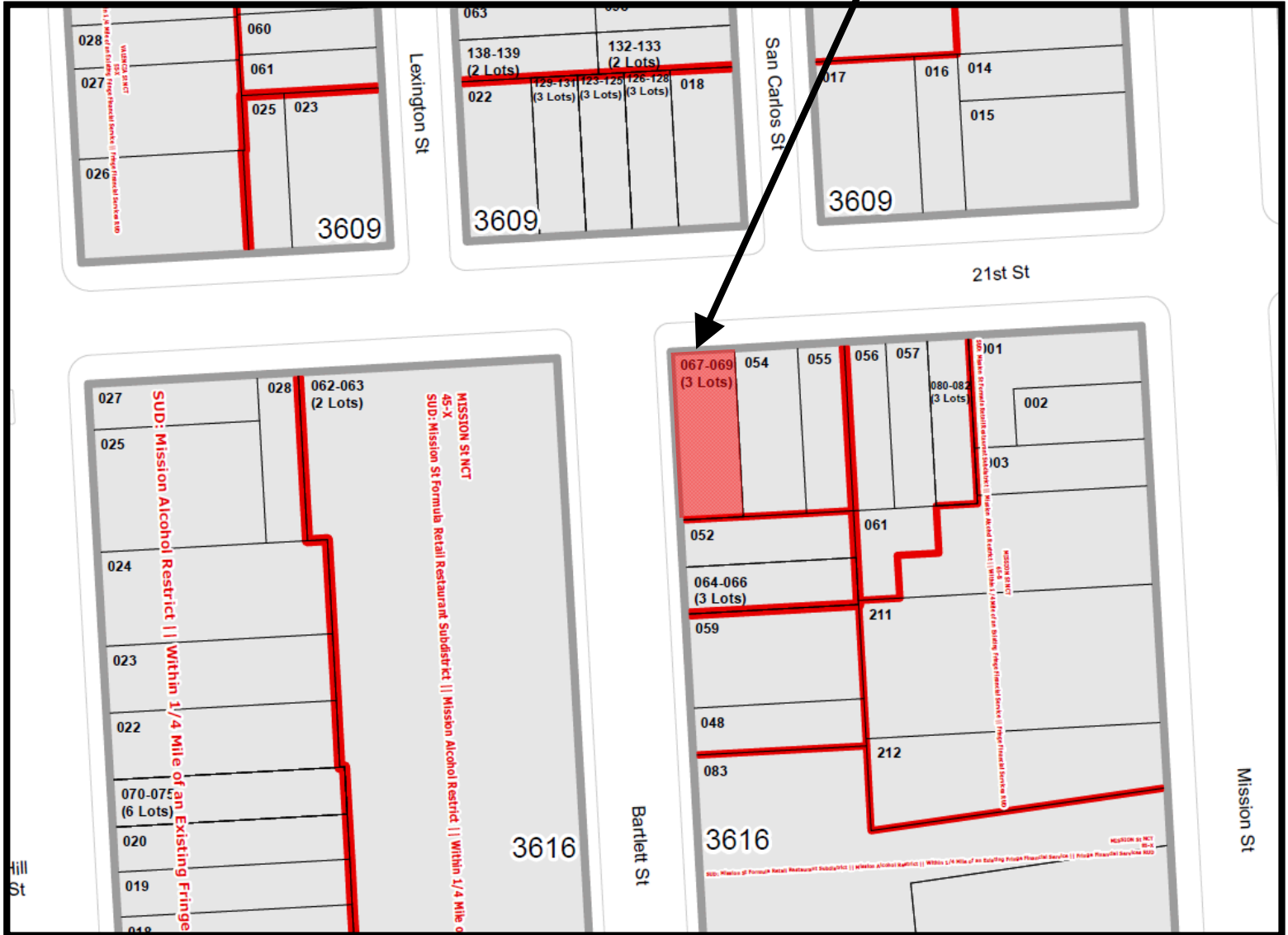
NAYS:

ABSENT:

ADOPTED: November 5, 2014

Parcel Map

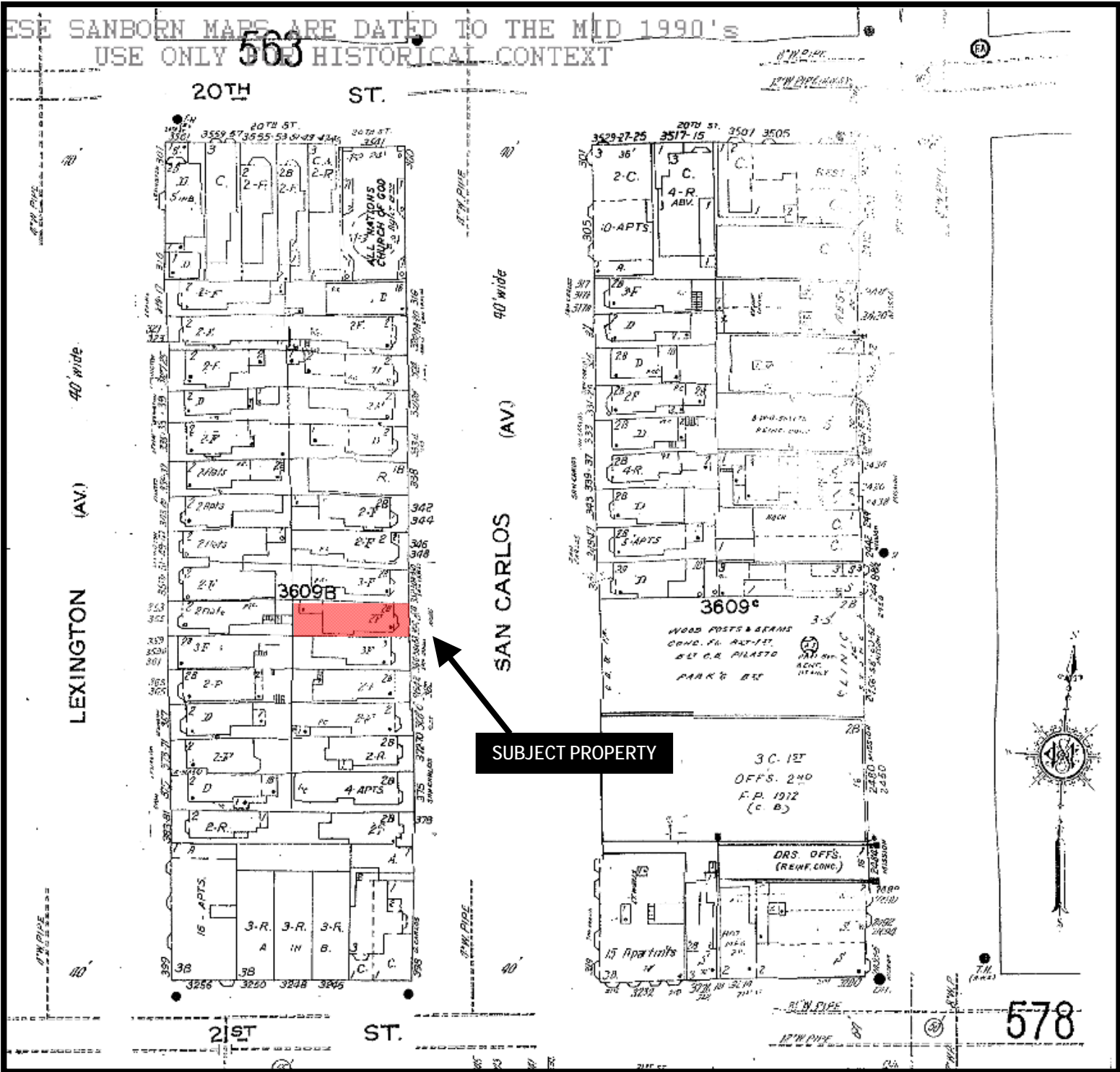
SUBJECT PROPERTY



Certificate of Appropriateness Hearing
 Case Number 2014.0972A
 3245 21st Street



Sanborn Map*



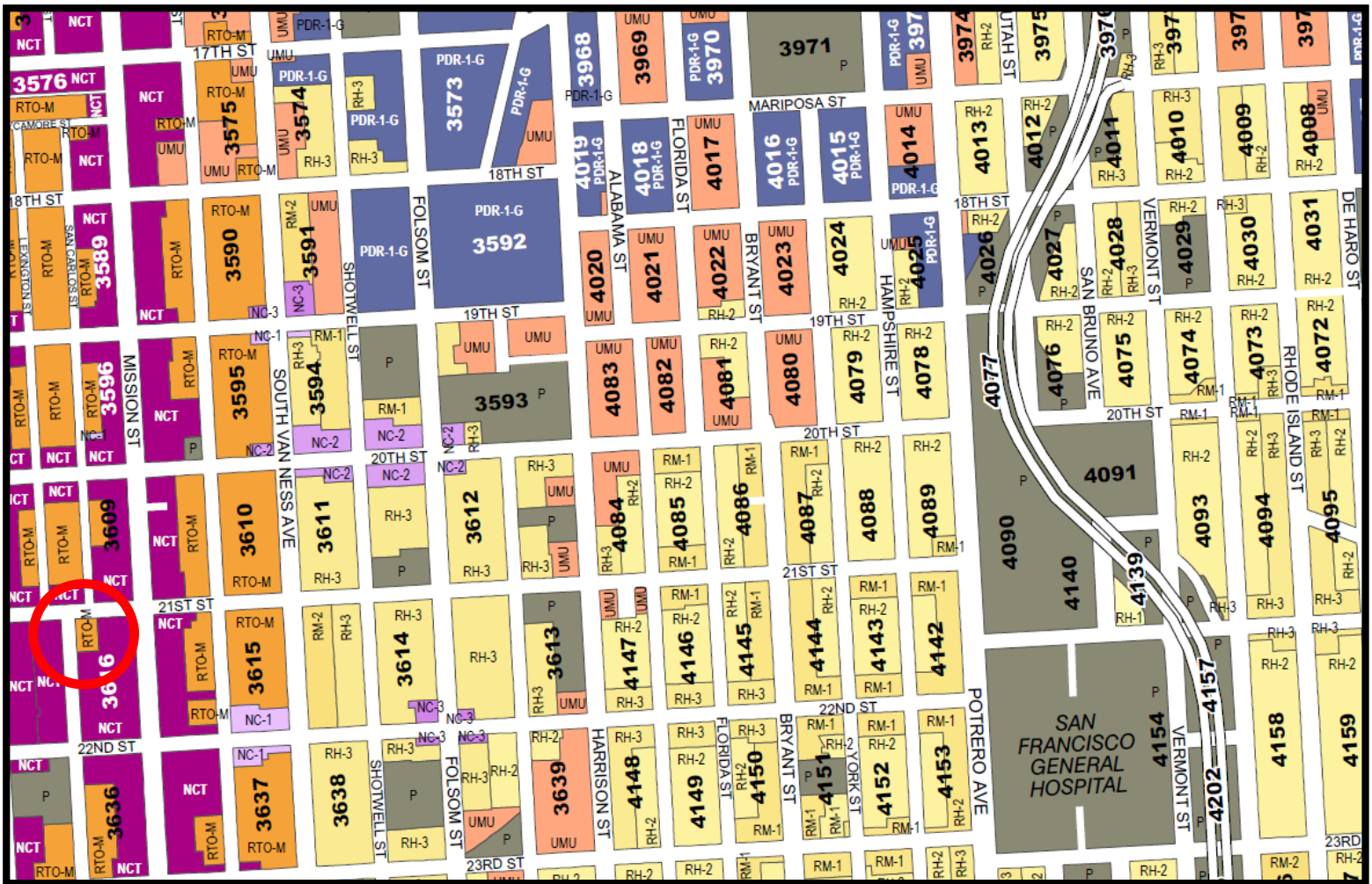
SUBJECT PROPERTY

*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 2014.0972A
3245 21st Street



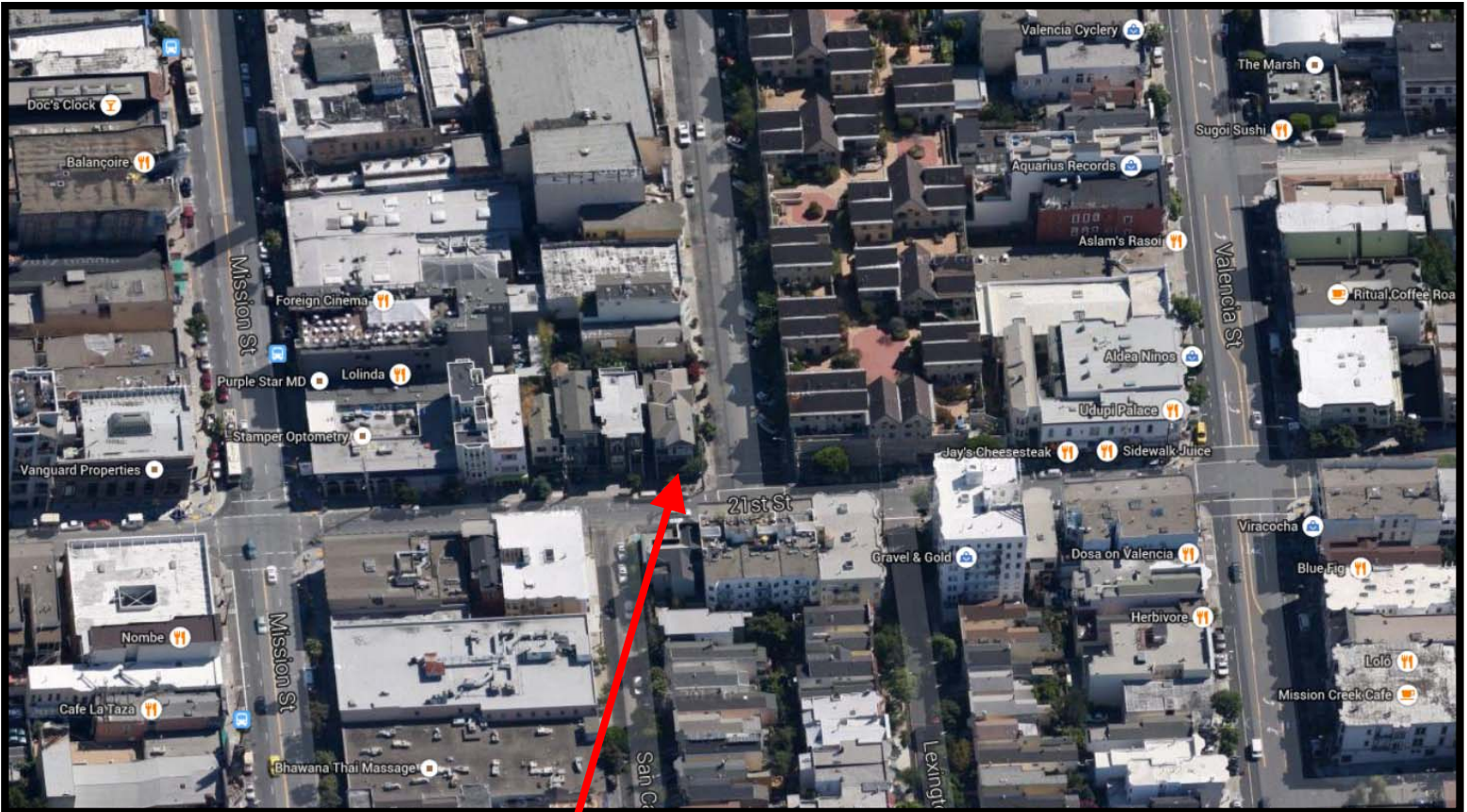
Zoning Map



Certificate of Appropriateness Hearing
Case Number 2014.0972A
3245 21st Street



Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2014.0972A
3245 21st Street

Site Photo



**3245 21st Street, View along 21st Street, September 2014
(Source: Google Maps; Accessed October 28, 2014)**

Certificate of Appropriateness Hearing
Case Number 2014.0972A
3245 21st Street

Site Photo



**3245 21st Street, View along Bartlett Street, September 2014
(Source: Google Maps; Accessed October 28, 2014)**

Certificate of Appropriateness Hearing
Case Number 2014.0972A
3245 21st Street

GENERAL NOTES

- All work shall be in compliance with all applicable local building codes and regulations. Contractor shall be responsible for permits applicable to specific trades or subcontractor's work.
- Contractor will have examined the premises and site so as to compare them with the drawings and will be satisfied as to the condition of existing work and adjacent property prior to submission of bid. No allowances will subsequently be made in behalf of the contractor by reason of any omission on his/her part to include the costs of all items of work, either labor or materials, whether they are or are not especially or particularly shown or noted but which are implied or required to attain the completed conditions proposed in the drawings.
- All subcontractors to the general contractor shall inspect the site and shall convey any questions regarding design intent and scope of work to the architect prior to submitting bid and prior to commencing work.
- Contractor shall coordinate the work of the various trades and subcontractors and shall be responsible for any acts, omissions, or errors of the subcontractors and of persons directly or indirectly employed by them.
- Contractor to assume sole responsibility for job site conditions including safety of persons and property for the duration of the project.
- Contractor to notify architect prior to ordering of all long lead items and of approximate delivery dates.
- All construction materials and supplies to be stored, handled, and installed, according to manufacturers' recommendations.
- If errors or omissions are found in the drawings they shall be brought to the attention of the architect before proceeding with the work. The contractor should anticipate, based on experience, a reasonable number of adjustments to be necessary to meet the design objectives and should consider such adjustments as included in the scope of work.
- When specific features of construction are not fully shown on the drawings or called for in the General Notes, their construction shall be of the same character as similar conditions.
- All dimensions to be taken from numeric designations only; dimensions are not to be scaled off drawings.
- These notes to apply to all drawings and govern unless more specific requirements are indicated applicable to particular divisions of the work. See specifications and general notes in the subsections of the drawings.
- All dimensions are to face of framing, unless otherwise noted.
- Weatherstrip all doors leading from heated to unheated areas. Provide vinyl bead type weatherstripping at these doors and windows. All sides of the door must be weatherstripped, including the threshold.
- Caulk and seal openings in building exterior 1/8" or greater to prevent air infiltration.
- Windows to be made operable and cleaned, U.O.N.
- All wall framing to be 2x4 @ 16" o.c. minimum, U.O.N.
- 5/8" gypsum wall board on walls.
- All gypsum and/or plaster surfaces shall be smooth, continuous, free of imperfections, and with no visible joints, U.O.N.
- Stucco over wood sheathing shall include two layers of grade D building paper.
- Structural wood members adjacent to concrete or earth to be pressure treated Douglas fir.
- All wall and floor insulation to be R-19. All roof insulation to be R-23 min.
- All users of these drawings agree by using these drawings to hold the architect harmless for any and all work that does not conform to requirements and minimum standards of the uniform building code, local ordinances and acceptable standards.
- These drawings are the property of Craig O'Connell, Architect and are not to be used in part for any work other than the location shown hereon.
- The architect has no control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures for any safety precautions and programs in connection with the work.
- The architect assumes no responsibility for the performance of products or materials not specified in these drawings.
- Items required by title 24 "Energy Conservation Standards" shall be certified by California Energy Commission (CEC). Equipment which requires preventative maintenance for efficient operation shall be furnished with the complete and necessary maintenance information.

CODE RELATED NOTES

- Fire-stops shall be provided in the following spaces:
 - Concealed spaces of stud walls and partitions, including furred spaces at the ceiling and floor levels, and at ten-foot intervals both vertical and horizontal.
 - At all intersections between vertical and horizontal spaces such as soffits, drop and cove ceilings.
 - In concealed spaces between stair stringers at the top and bottom of the run, and between studs along and in line with the run of the stairs if the walls under the stairs are unfinished.
 - In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at the floor and ceiling levels with combustible materials.
 - At openings between attic spaces and chimney chases for factory-built chimneys.
- Pre-manufactured items, including but not limited to, fireplaces, wood-burning stoves, fixtures, equipment and appliances shall be installed as per manufacturer's specifications and requirements.
- Attic space shall be provided with access 22 inches by 30 inches. minimum head-room clearance shall be 30 inches.
- Attic spaces shall be provided with cross-ventilation, minimum ventilation equal to 1/150 of the area of the attic.
- All habitable rooms shall be provided with natural light by means of exterior windows or skylights with an area not less than 1/10 of the floor area of such a room with a minimum of ten square feet.
- All habitable rooms shall be provided with natural ventilation by means of exterior openings with an area of not less than 1/20 of the floor area of such rooms with a minimum of five square feet.
 - Such devices are equipped with approved release mechanisms which can be operated from the inside without use of a key or special knowledge or effort; and
 - The building is equipped with smoke detectors in accordance with the California building code.
- All bathrooms, water closet compartments, laundry rooms and similar rooms shall be provided with natural ventilation by means of an operating exterior opening with an area of not less than 1/20 of the floor area of such rooms with a minimum opening of 1.5 square feet. In lieu of natural ventilation, a mechanical ventilation system connected to the outside may be provided. The mechanical ventilation system shall be capable of five air changes per hour & equipped with a backdraft damper. the point of discharge shall be a minimum of 3' clear from any opening into the building.
- All platforms and open sides of stairways, landings, ramps balconies or porches which are more than 30 inches above grade or floor below, shall be protected by a guardrail. guardrails shall be 36 inches in height with intermediate railings spaced to prevent a 4 inch sphere from passing through.
- The minimum width of stairways shall not be less than 36 inches. the minimum run shall be 9 inches and the maximum riser height shall be 8 inches. there shall not be a variation of greater than 3/8 inch between any riser. the minimum head-room clearance shall be 6'-8" inches as measured plumb from the stair tread nosing.

CODE RELATED NOTES

- All stairs with 3 or more risers shall have at least one handrail. the handrail shall be between 34 and 38 inches above the nosing of the tread and be continuous the full length of the stairs.
- Water closets shall be provided in a minimum 30 inch wide space and have a minimum of 24 inches clear in front of the fixture. water closets to be "ultra-low flush" type and provide a maximum flush volume of 1.6 gallons per flush.
- Shower heads, lavatory and sink faucets shall have a maximum flow rate of 2.5 gallons per minute.
- Under-floor access shall be given by a minimum 18" x 24" clear opening, typ.
- Under-floor ventilation shall be provided by openings into the under-floor areas not less than 1-1/2 sq. ft. for each 25 linear ft. of exterior wall. openings shall be located to optimize cross ventilation while respecting structural shear walls.

PROJECT TEAM

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PROJECT DATA

SITE LOCATION:
 3245 21st STREET
 SAN FRANCISCO, CA

BLOCK: 3616 **LOT:** 069

ZONING: RTO-M RESIDENTIAL TRANSIT ORIENTED-MISSION
 *HISTORIC LIBERTY HILL DISTRICT

HEIGHT: 50-X

YEAR BUILT: 1876

SETBACKS: N/A

BUILDING AREA: N/A

UNIT SQUARE FOOTAGE: 664 Sq. ft.

MODEL BUILDING CODES: (W/ SF AMENDMENTS)

2013 CBC - BUILDING
 2013 CPC - PLUMBING
 2013 CMC - MECHANICAL
 2013 CEC - ELECTRICAL

2010 CA ENERGY CODE

ABBREVIATIONS

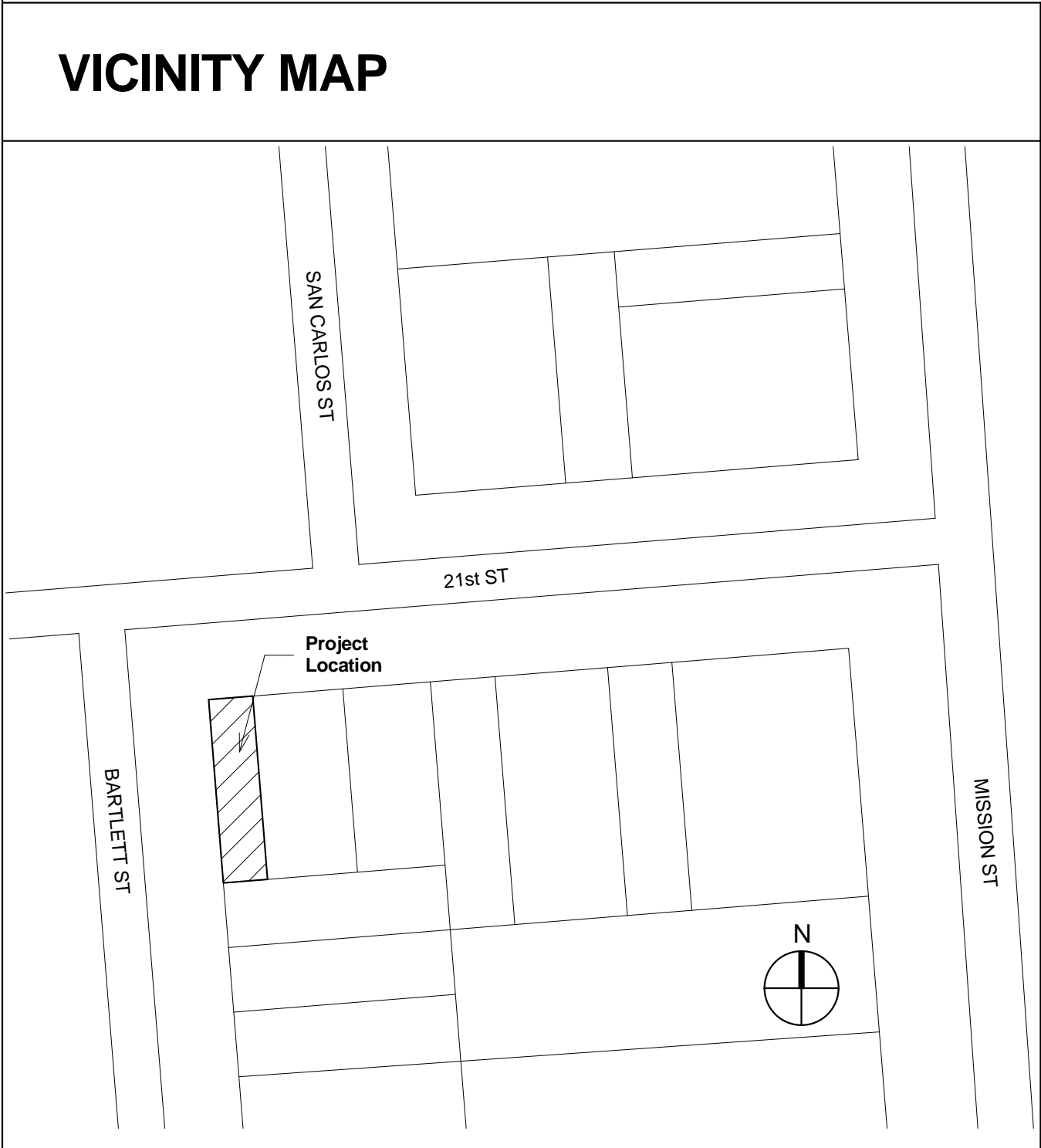
& / @	AND ANGLE AT CENTERLINE	F.D. FDN. FIN. FLR. FLASH. FLUOR. FLUOR. FIXT. F.O.C. F.O.F. F.O.S. F.R. F.S. FT. FTG. FURR.	FLOOR DRAIN FOUNDATION FINISH FLOOR FLASHING FLUORESCENT FLUORESCENT FIXTURE FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIRE RATED FULL SIZE FOOT OR FEET FOOTING FURRING	P.G. PL. P.LAM. PLYWD. PR. PROP.LN. P.T.	PAINT GRADE PLATE PLASTIC LAMINATE PLYWOOD PAIR PROPERTY LINE PRESSURE TREATED
A.B. ADJ. AGGR. ALUM. APPROX. ARCH. A.S.	ANCHOR BOLT ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL AIR SPACE	G.S.M. GA. G.F.I. GL. GND. GR. GYP.	GALVANIZED SHEET METAL GAGE GROUND FAULT INTERCEPTOR GLASS GROUND GRADE GYPSUM	R. RAD. RDWD. REF. REFR. REINF. REQ. RESIL. RM. R.O.	RISER RADIUS REDWOOD REFERENCE REFRIGERATOR REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING
BD. BLDG. BLK. BLKG. BM. BOT.	BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM	H. H.B. H.C. HDWD. HDWR. HGT. HORIZ. HR.	HIGH HOSE BIB HOLLOW CORE HARDWOOD HARDWARE HEIGHT HORIZONTAL HOUR	S. S.C. SCHED. S.D. SECT. SH. SHR. SHT. SIM. SL. SPEC. SQ. S.S.D. S.ST. STD. STL. STOR. STRUC. SYM.	SOUTH SOLID CORE SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SLOPE SPECIFICATION SQUARE SEE STRUCTURAL DRAWINGS STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SYMMETRICAL
CAB. CEM. CER. CLG. CLKG. CL. CLR. CNTR. COL. CONC. CONT. CTR.	CABINET CEMENT CERAMIC CEILING CAULKING CLOSET CLEAR COUNTER COLUMN CONCRETE CONTINUOUS CENTER	I.D. INSUL. INT. L.AM. LAV. L.O. L.T.	INSIDE DIAMETER (DIM.) INSULATION INTERIOR LAMINATE LAVATORY LINE OF LIGHT	T. T.B. T.C. TEL. T.&G. THK. TMPR. T.O.P. T.O.W. T.P.D. T.S. T.V. TYP.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TONGUE AND GROOVE THICK TEMPERED TOP OF PAVEMENT TOP OF WALL TOILET PAPER DISPENSER TUBULAR STEEL TELEVISION TYPICAL
DBL. DET. DIA. DIM. DISP. DN. D.O. DR. DS. DWG. DWR.	DOUBLE DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DOWNSPOUT DRAWING DRAWER	MAX. M.C. MECH. MEMB. MTL. MTD. MFR. MIN. MIR. MISC.	MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE METAL MOUNTED MANUFACTURER MINIMUM MIRROR MISCELLANEOUS	V.C.T. VERT. V.I.F.	VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD
E. EA. EL. ELEC. ELEV. ENCL. EQ. EQUIP. EXST. EXT.	EAST EACH ELEVATION ELECTRICAL ELEVATOR ENCLOSURE EQUAL EQUIPMENT EXISTING EXTERIOR	N. N.I.C. NO. NOM. N.T.S. O.A. OBS. O.C. O.D. OPNG. OPP.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER (DIM.) OPENING OPPOSITE	W. W/ WD. W/O WT.	WEST WITH WOOD WITHOUT WEIGHT

SYMBOLS

	SECTION HEAD FILLED		CENTER LINE
	SECTION - HEAD OPEN		KEYNOTE
	SECTION - HEAD NO ARROW		EQUIPMENT TYPE ON SCHEDULE
	CALLOUT - HEAD		DOOR TAG
	LEVEL HEAD - CIRCLE		WINDOW TAG
	NORTH ARROW		EXTERIOR ELEVATION TAG
	ROOM TAG		INTERIOR ELEVATION TAG
	ROOM TAG WITH AREA		GRID-HEAD
	ROOM TAG WITH VOLUME		SPOT ELEVATION
	REVISION CLOUD WITH NO. TAG		VIEW REFERENCE
	AREA TAG		WALL TAG
	VIEW TITLE		NEW WALL
			DEMO WALL

PROJECT DESCRIPTION

RENOVATION OF EXISTING VICTORIAN FLAT. KITCHEN AND BATHROOM REMODEL. SMALL ADDITION OF LAUNDRY ROOM WITHIN REAR YARD UNDER SEPERATE PERMIT.

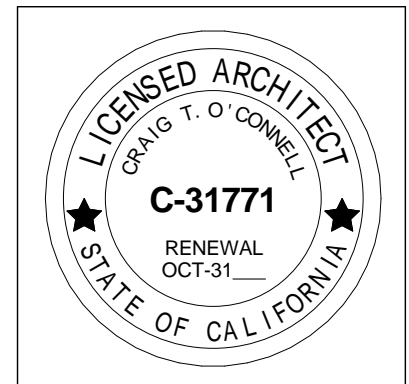
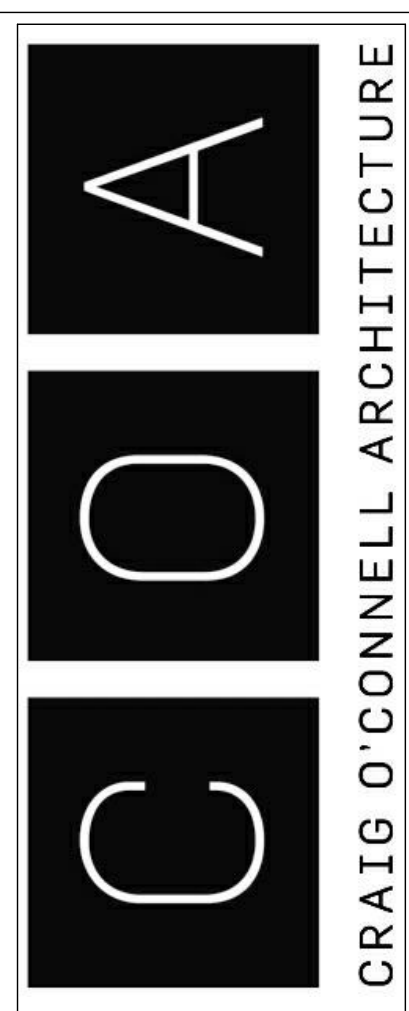


SHEET INDEX

Architectural Drawings	
Sheet No.	Sheet Name
A100	Cover Sheet
A101	Site + (E) Plan
A102	New Plans
A104	Kitchen
A105	Bath

a103 sections + details

Structural Engineering Drawings	
S	Description
S1	General Notes- cover sheet
S1.1A	Typical wood details
S1.1B	Typical wood details
S2	Partial Main Floor/Foundation Plan Partial Second Floor Framing Plan
S3	Structural Details



Payne Residence

3245-21 Street,
San Francisco, CA

REVISIONS

No.	Description	Date
1	111 modification	4.3.14
	Building Permits	6.4.14
	COA Permit	6.26.14

Renovation

Project number: 27

Date: 6.3.14

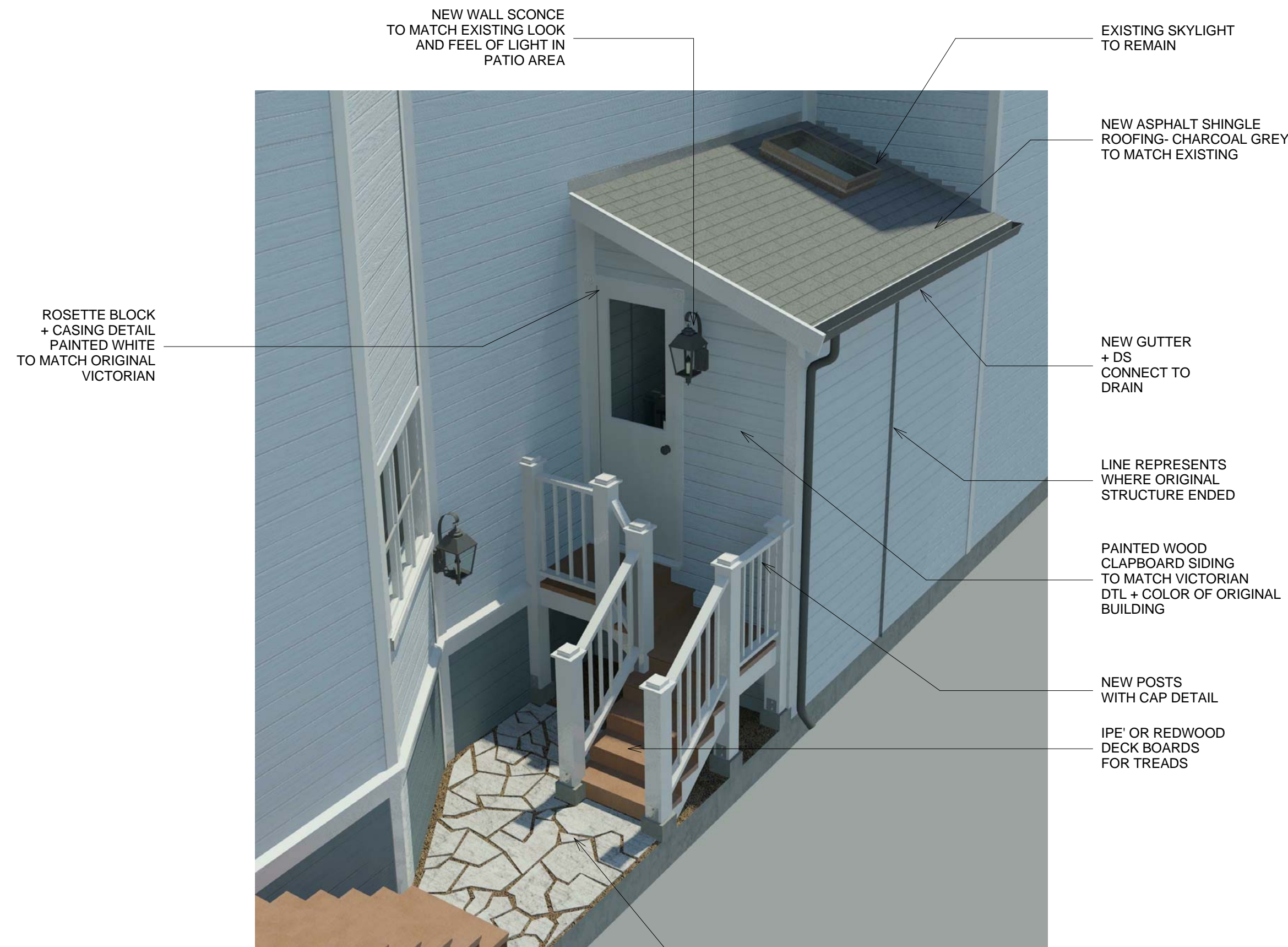
Drawn by: CTO

Checked by: -

Cover Sheet

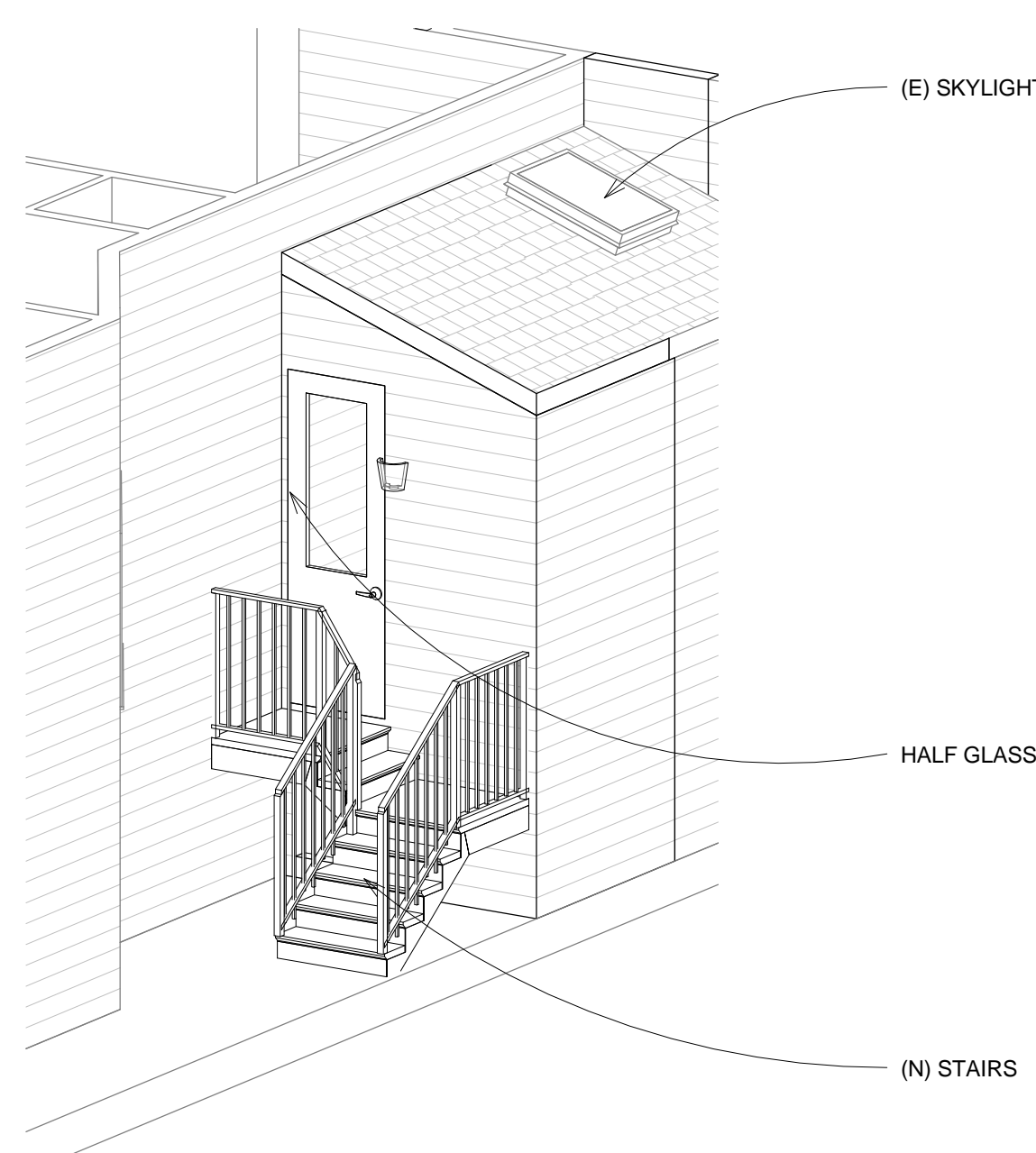
A100

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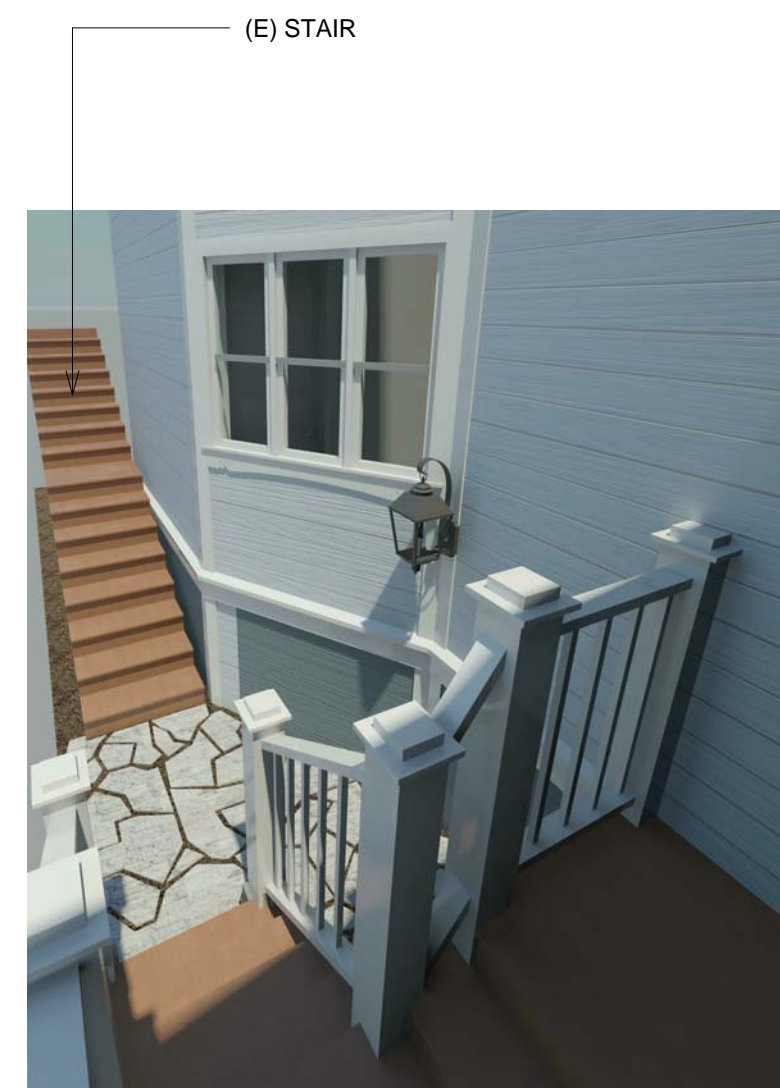


3D PERSPECTIVE -1

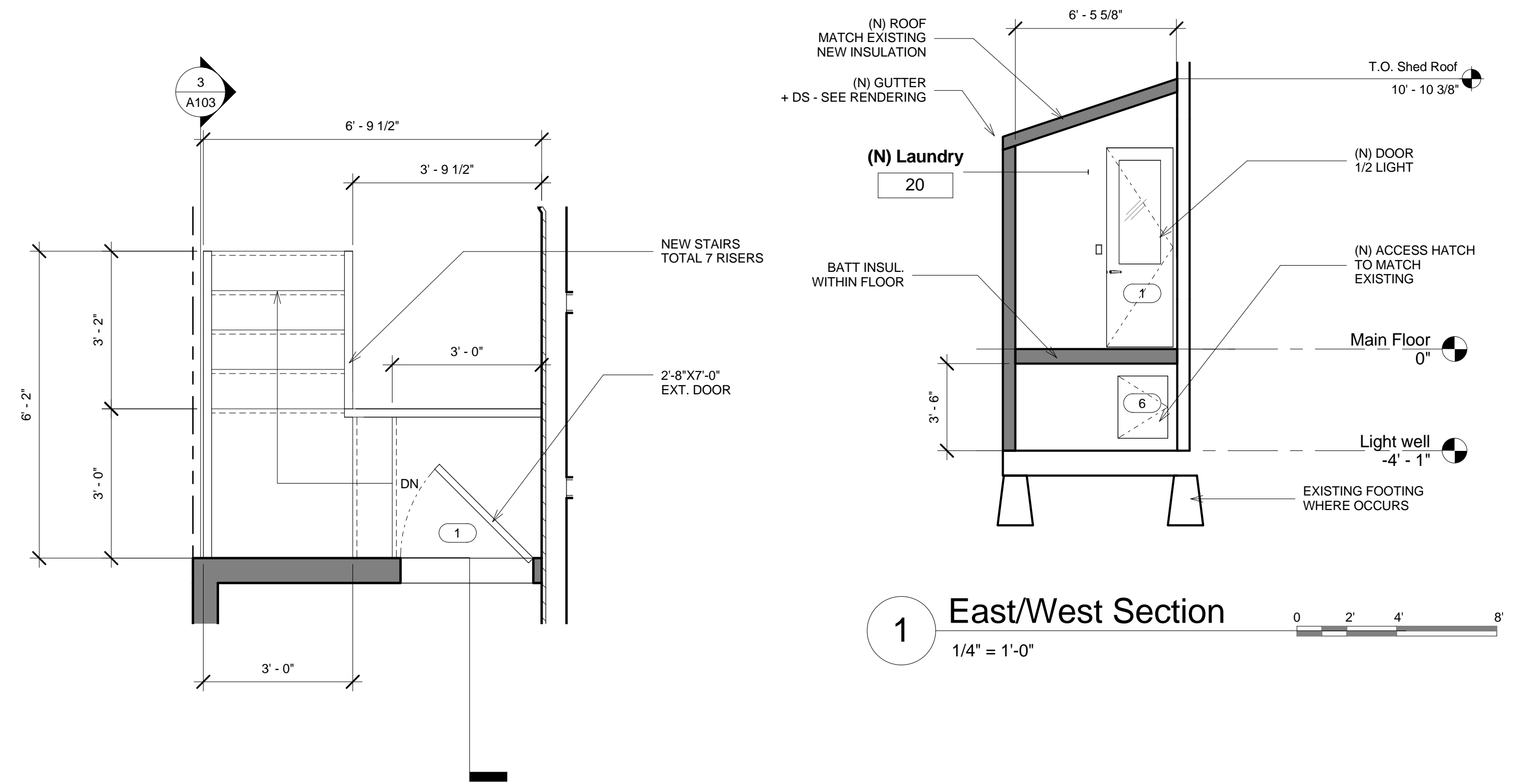
EXISTING FLAGSTONE PATIO TO REMAIN



5 3d View

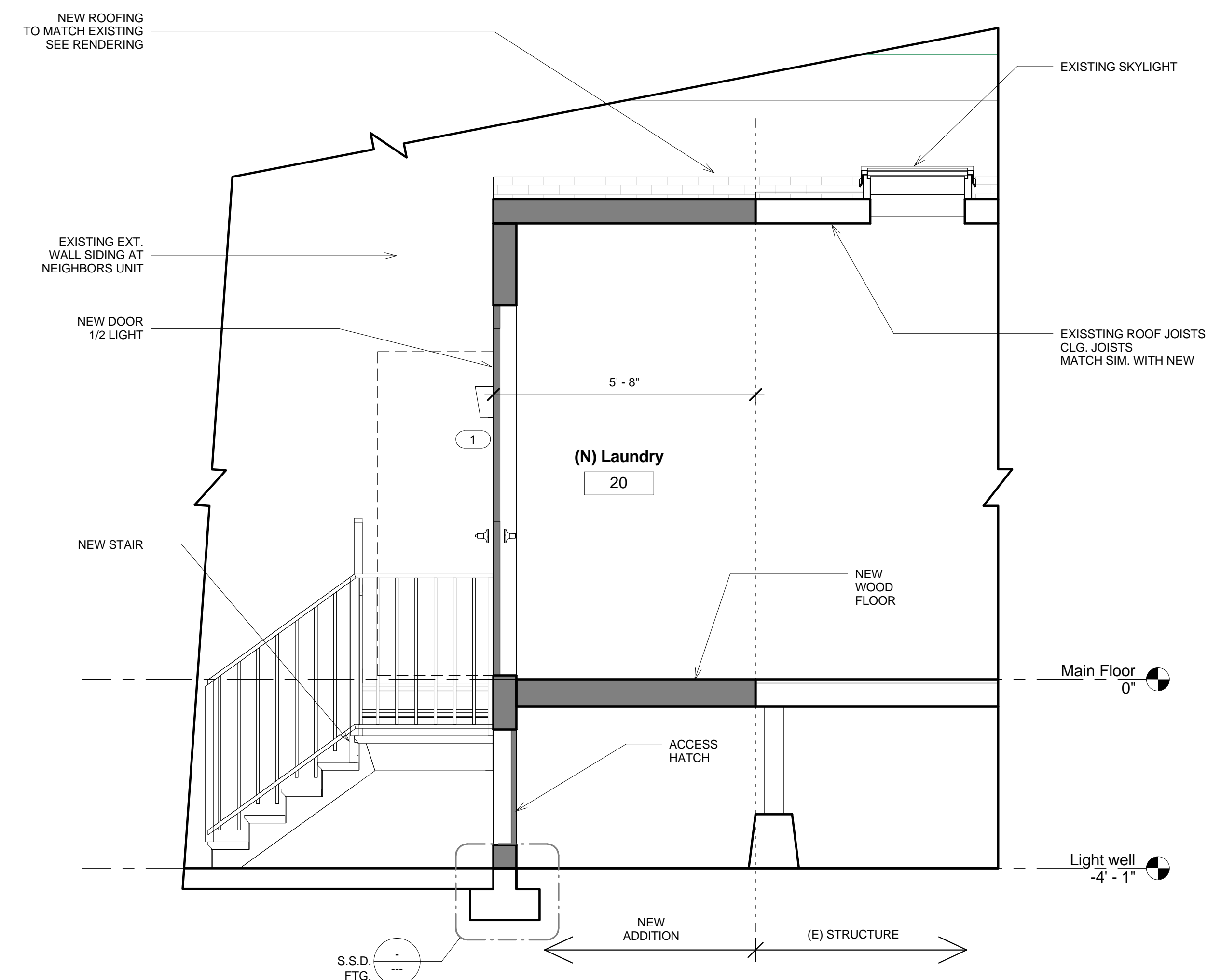


3D PERSPECTIVE -2
(view towards south)



1 East/West Section
1/4" = 1'-0"

4 New Stair - Enlarged Plan
1/2" = 1'-0"



3 N/S Section through addition
1/2" = 1'-0"

REVISIONS

No.	Description	Date
1	Building Permit	6.4.14
2	OMA Planning	6.26.14

Renovation

Sections & Details

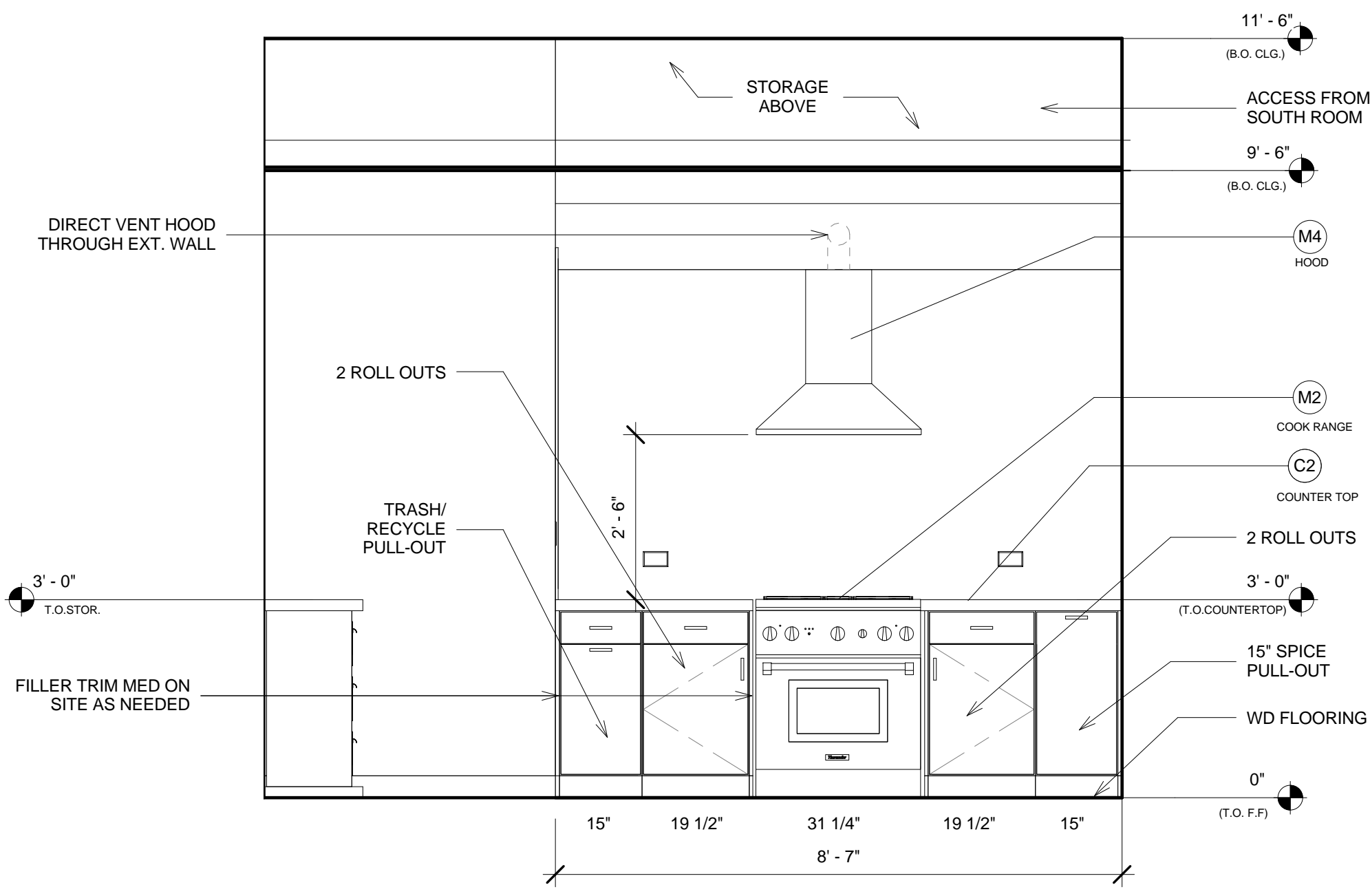
Project number 27

Date 6.3.14

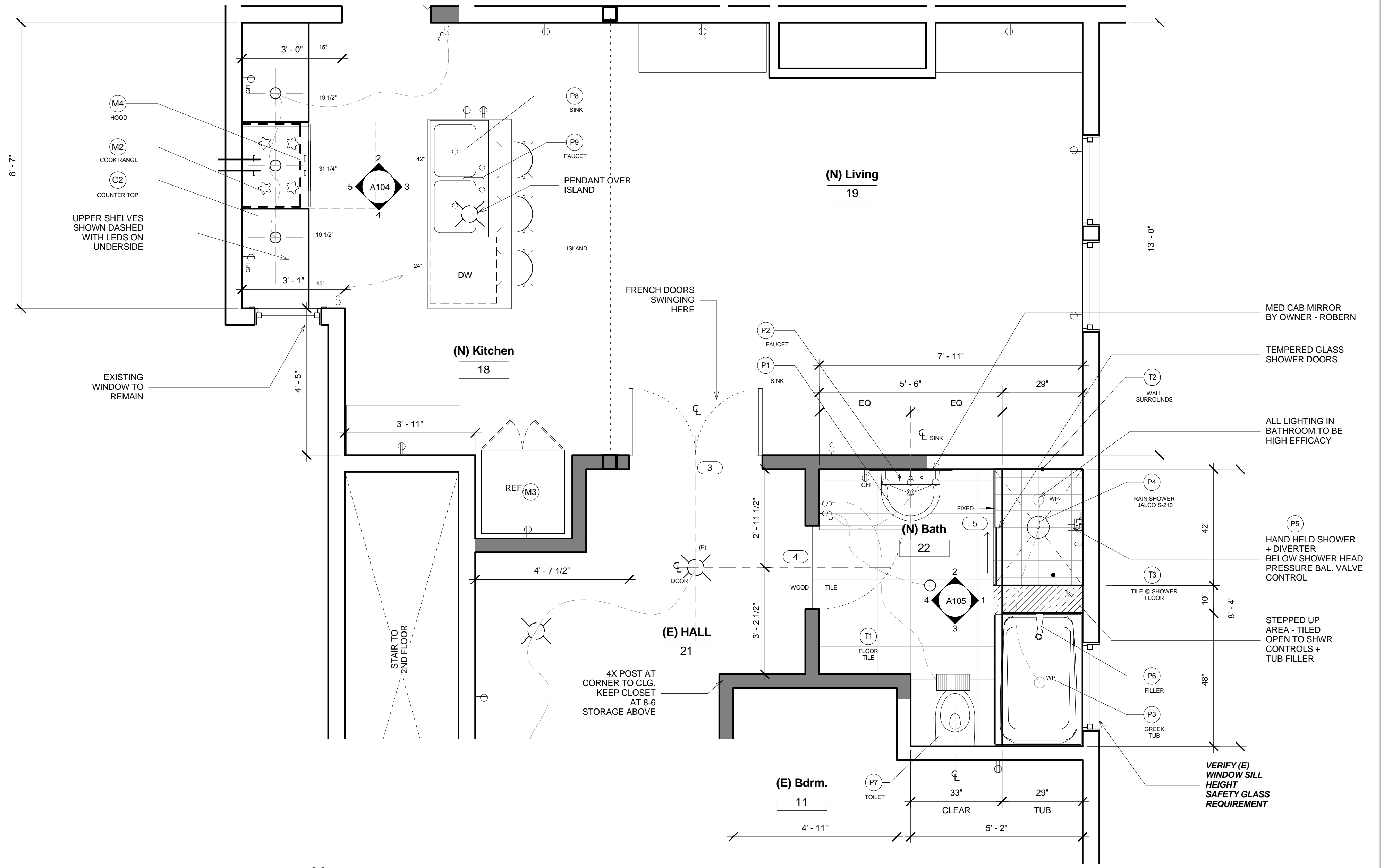
Drawn by Author
Checked by Checker

A103

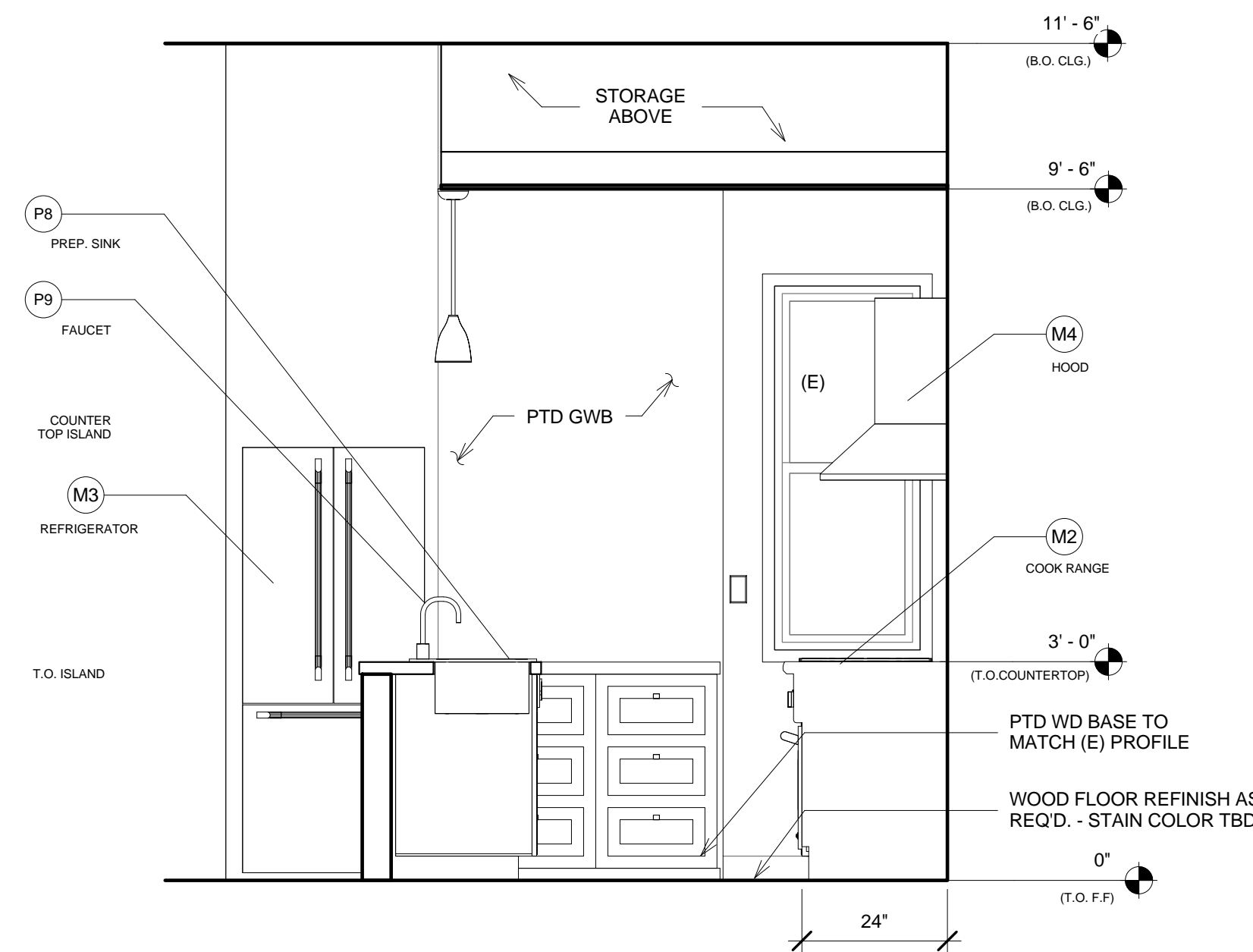
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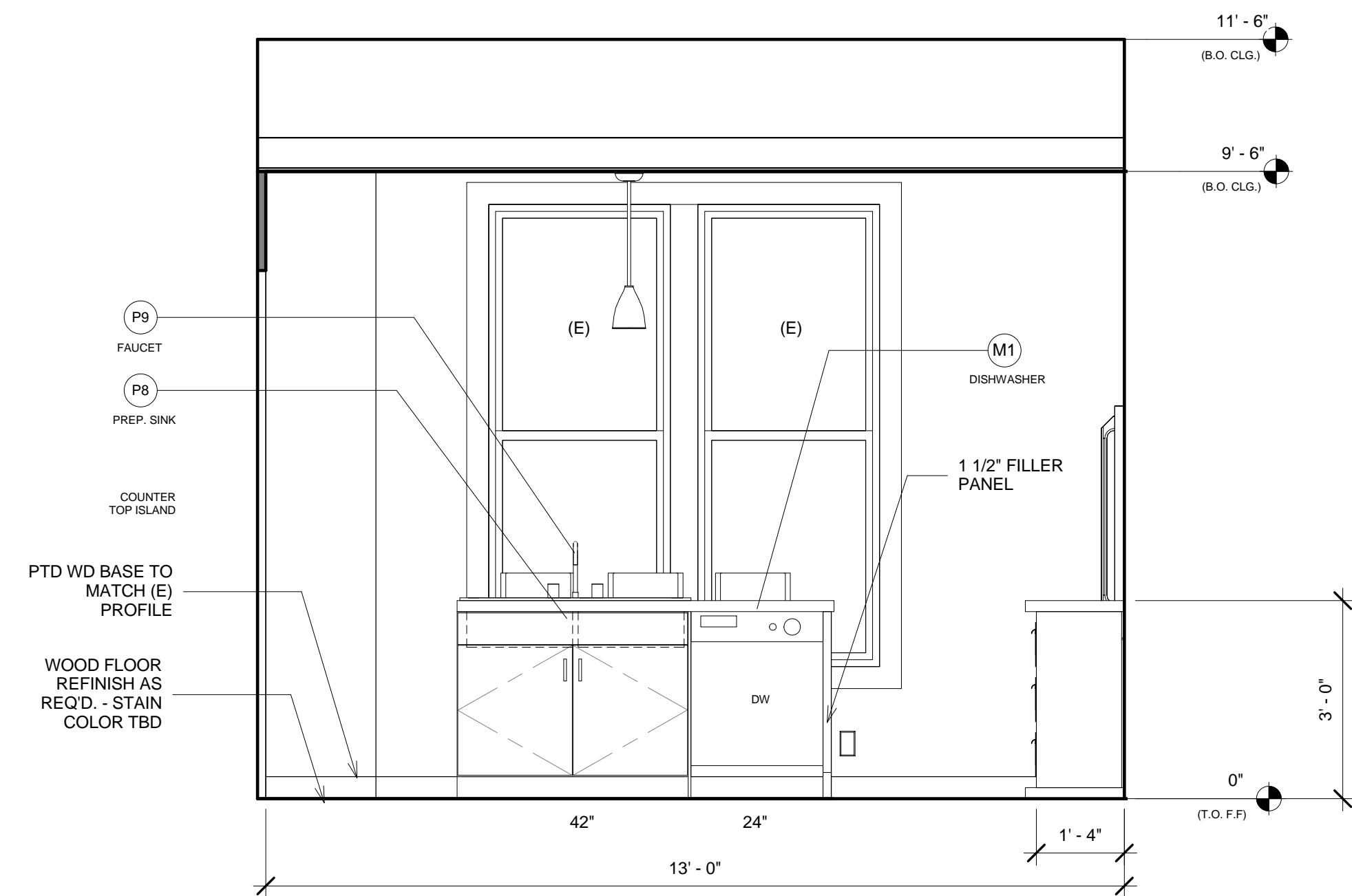
5 Elevation East
1/2" = 1'-0"



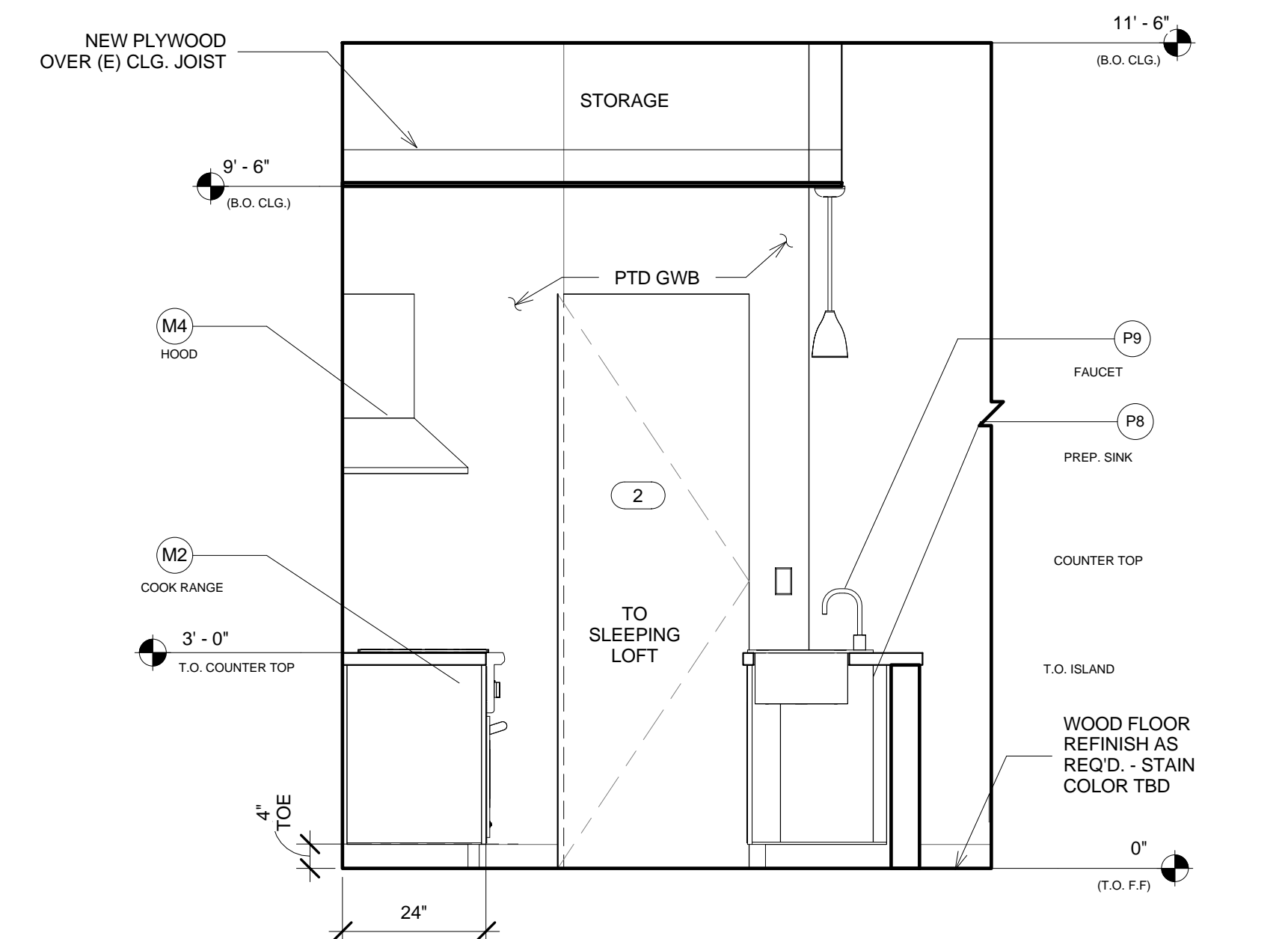
1 New Bath + Kitchen
1/2" = 1'-0"



4 Elevation North
1/2" = 1'-0"



3 Elevation West
1/2" = 1'-0"



2 Elevation South
1/2" = 1'-0"

REVISIONS

No.	Description	Date
1	Initial Notes	4.3.14
2	Building Permits	6.4.14
3	COX Planning	6.28.14

Renovation

Kitchen

Project number 27

Date 6.3.14

Drawn by CTO

Checked by -

A104

Scale AS SHOWN

