Certificate of Appropriateness Case Report
HEARING DATE: MARCH 6, 2013

Filing Date: December 11, 2012
Case No.: 2012.1506A
Project Address: 710 Steiner Street
Landmark District: Alamo Square
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0803/017
Applicant: Reba Jones, Butler Armsden Architects
2849 California Street
San Francisco, CA 94115
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

710 STEINER STREET, east side between Grove and Hayes Streets. Assessor’s Block 0803, Lot 017. The subject lot is approximately 23 feet wide and 85 feet deep with a single-family, two-story-over-basement-with-attic residence. The subject property is a “altered contributor” to the Alamo Square Landmark District, designated in 1984. The building at 710 Steiner Street was constructed in 1894 in the Queen Anne style by builder Matthew Kavanagh. The property is zoned RH-2 (Residential, House, Two-Family) 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 proposal includes five project components: (1) recreating the missing trellis ornament and porch details at the main entry based upon historic photographs; (2) filling in a lightwell on the north side of the building at all four levels; (3) constructing minor horizontal additions and altering window openings at the rear façade; (4) modifying the attic level rear balcony; and, (5) installing ventilation equipment and replacing a skylight at the roof. The expanded portions of the building will not be visible from the public right-of-way.

OTHER ACTIONS REQUIRED

A Rear Yard Variance would have to be granted in order to construct the proposed rear horizontal addition as they would extend into the required rear yard setback area.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all provisions of the Planning Code with the exception of Section 134, which controls development in the rear yard setback area as noted above.

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.

ARTICLE 10 – Appendix E – The Alamo Square Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Alamo Square Historic District as described in Appendix E of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

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 retain the single-family residential use on the lot while slightly expanding the basement and upper floor levels at the rear of the building to support the contemporary use of the building. The horizontal additions will be attached at the side and rear of the building at a secondary façade that is not visible from the public right-of-way. For these reasons, the project will cause minimal or no change to the distinctive materials, features, spaces, and spatial relationships of the property.

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 restore the missing trellis ornament and porch details at the main entry based upon historic photographs, recreating a character-defining feature of the building. The portion of the building walls to be removed at the northern lightwell and rear façade are not character-defining features of the district. The ventilation equipment and skylights at the roof would not alter the roof form and would not be visible from the street. 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 trellis ornament and porch details at the main entry will be designed based upon historic photographs and any evidence left in the building structure so that they will be accurate depictions of the original forms. Therefore, the work will not create a false sense of historical development.

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. The wall and roofing sections to be removed are composed of common materials and their removal will not affect the character of the building or district.

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

The proposed rear and side additions will not destroy historic materials, features, or spatial relationships that characterized the property. They will only affect materials at the utilitarian and
secondary rear façade, which is not viewed from the public right-of-way. The additions will cause the removal of less than 25% of the building’s exterior walls (approximately 22.5% removal). Likewise, the ventilation equipment and skylights at the roof would not alter the roof form and would not be visible from the street. For these reasons, the work will retain the integrity of both the historic house and the district.

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.

Both the proposed additions and alterations could be removed in the future without harming the integrity of the historic 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 Webster Street Landmark District. The project would retain the historic single-family residential use on the lot while allowing for the contemporary use of the building. The horizontal additions will be attached at the side and rear of the building at a secondary façade that is not visible from the public right-of-way. The additions will cause the removal of less than 25% of the building’s exterior walls (approximately 22.5% removal). The project would restore the missing trellis ornament and porch details at the main entry based upon historic photographs, recreating a character-defining feature of the building. The portion of the building walls to be removed at the northern lightwell and rear façade are not character-defining features of the district. The ventilation equipment and skylights at the roof would not alter the roof form and would not be visible from the street. Overall, the project would not harm the design integrity of the historic building.

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) because the project includes a minor alteration of an existing structure that meets 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 recommends the following conditions:

- That the building permit application plan set include detailed shop drawings of the proposed
trellis ornament and porch details to be reviewed and approved by Planning Department preservation staff.

- That, if the Zoning Administrator requires modifications to the proposed building massing in the Variance approval, the revisions may be reviewed and approved by Planning Department preservation staff as long as they do not result in increased size or demolition or incompatible placement of the additions.

**ATTACHMENTS**

Draft Motion  
Parcel Map  
1998 Sanborn Map  
Aerial Photograph  
Project Sponsor Packet including Photographs and Plans

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\710 Steiner Case Report_3.6.13.doc
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 017 IN ASSESSOR’S BLOCK 0803, WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 23, 2012, Butler Armsden Architects, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness (1) recreating the missing trellis ornament and porch details at the main entry based upon historic photographs; (2) filling in a lightwell on the north side of the building at all four levels; (3) constructing minor horizontal additions and altering window openings at the rear façade; (4) modifying the attic level rear balcony; and, (5) installing ventilation equipment and replacing a skylight at the roof.

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 March 6, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.1506A (“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. 1506A based on the following conditions and findings:

CONDITIONS OF APPROVAL

- That the building permit application plan set include detailed shop drawings of the proposed trellis ornament and porch details to be reviewed and approved by Planning Department preservation staff.
- That, if the Zoning Administrator requires modifications to the proposed building massing in the Variance approval, the revisions may be reviewed and approved by Planning Department preservation staff as long as they do not result in increased size or demolition or incompatible placement of the additions.

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 710 Steiner Street and the Alamo Square Landmark District as described in Article 10 of the Planning Code.
   - That the project would retain the historic single-family residential use on the lot while allowing for the contemporary use of the building.
   - That the horizontal additions will be attached at the side and rear of the building at a secondary façade that is not visible from the public right-of-way.
   - That the additions will cause the removal of less than 25% of the building’s exterior walls (approximately 22.5% removal).
   - That the project would restore the missing trellis ornament and porch details at the main entry based upon historic photographs, recreating a character-defining feature of the building.
   - That the portion of the building walls to be removed at the northern lightwell and rear facade are not character-defining features of the district.
That the ventilation equipment and skylights at the roof would not alter the roof form and would not be visible from the street.

That, overall, the project would not harm the design integrity of the historic building.

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 017 in Assessor’s Block 0803 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2012.1506A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission’s decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on March 6, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:
Certificate of Appropriateness
Case Number 2012.1506A
710 Steiner Street
Alamo Square Landmark District
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 2012.1506A
710 Steiner Street
Alamo Square Landmark District
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HISTORIC PHOTO OF FRONT FACADE

WITH ORIGINAL P.G. 'TRELLIS'
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PHOTOGRAPHS
GENERAL NOTES

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10. ANY ADDITIONAL BOUNDARY INFORMATION WSHOWN ONA 

11. RECORD 01NURAFN 'HAI WILL HE ' AN ITS -

12. ADDITIONAL BOUNDARY INFORMATION WSHOWN ONA 

13. SURVEYORS STATEMENT

THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL CODES ON MAY 12, 2013.

SURVEYORS STATEMENT

TRUE NORTH SURVEYING, INC.

SITE SURVEY

710 STEINER STREET

SAN FRANCISCO, CA 94118

TOLL FREE: 1-800-569-3200

TRUE NORTH SURVEYING, INC.

SURVEYOR'S STATEMENT
1. All demolition work to be
   (N) brick hardscape in manner as to protect

2. Asbestos containing materials in existing
   buildings to be identified and removed in
   compliance with all applicable regulations.

3. Lead palates materials in existing buildings to be
   removed in compliance with all applicable regulations.

4. Demolish all redundant
   fireplaces, and save and catalogue decorative
   grilles for storage and re-use.

5. Remove doors, hardware, and frame, windows and
   frame, together with all interior electrical
   throughout.

6. Remove all abandoned gas entries, U.O.N.

7. Contractor to perform's Narrative
   bearing and non-bearing status of existing
   construction to be demolished before
   proceeding with work.

8. Patio doors and windows to be
   demolished or removed,
   remove door, hardware, and frame, U.O.N.

9. All demolition of Bay 5' transport to off-site
   registered transporter.

10. Persu Ordinance, all
    contents, non-compliant, transport to landfill

11. Restore (E) tile hearth and storage strip
    partially refurbished, and
    re-paint, non-congruent, for re-use.

12. Retain stained glass transom above door. Demolishes in,
    retain stained glass transom above door. 
    Demolishes, transom above door.

13. Replace kitchen cabinets &
    appliances & cabinets side
    board

14. Replace forced air unit per T-24
    water heater, water heater, water heater
    room

15. All parquet floor currently covered
    water per T-24

16. Replace general contractor's walk to
    general contractor's walk to
    general contractor's walk to
    general contractor's walk to

17. Replace utility shower with full shower area.

18. Replace for all fireplaces described.

19. Replace all original woodwork, and
    trim to match original woodwork.

20. Remove all non-original
    framing, and fill lightwell. This
    level

21. Replace frame with full frame doors described.

22. Remove all non-original
    frame, and fill lightwell. This
    level

23. Replace all original woodwork, and
    trim to match original woodwork.
EXISTING FLOOR PLANS

1

EXISTING THIRD FLOOR PLAN

2

EXISTING FOURTH FLOOR PLAN

DEMO NOTES

1. All demolition work to be conducted in such a manner as to protect adjacent property and landscape planting to remain.

2. Asbestos-containing materials in existing buildings to be identified and removed in compliance with all applicable regulations.

3. Lead-painted materials in existing buildings to be identified and removed in compliance with all applicable regulations.

4. Demolish all redundant plumbing in wall cavities opened for construction.

5. Remove door hardware, and frame, door & save for reuse.

6. All asbestos-containing materials must be removed in compliance with all applicable regulations.

7. Replace all non-compliant windows.

8. Replace all non-compliant door hardware.

9. Replace all non-compliant non-compliant structural reinforcement.

10. Permit revisions drawn, checked, and signed.

PERMIT

ект

EXISTING FLOOR PLANS
DEMO NOTES

- (E) SHINGLE ROOF & GETTERS TO MAIN PATCH AS RED
- (E) SKYLIGHT TO REMAIN
- ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND IT'S CPP LANDSCAPE PLANTING TO REMAIN
- ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS
- LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS
- DEMOLISH ALL REDUNDANT PLUMBING IN WALLS, FLOOR CAVITIES OPENED FOR CONSTRUCTION
- DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGH AT DOORS TO BE DEMOLISHED OR REMOVED. REMOVE DOOR HARDWARE, AND FRAME, U ON AND SAVE FOR REUSE
- DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY U CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK
- PER SF ORDINANCE ALL CONSTRUCTION AND DEMOLITION DEBRIS MUST BE TRANSPORTED OFF SITE BY REGISTERED TRANSPORTER TO A REGISTERED FACILITY THAT DIVERTS A MINIMUM OF 65% OF THE MATERIAL FROM LANDFILL

EXISTING FLOOR PLANS

A1.3

RESTORATION OF 710 STEINER ST, RESIDENCE TO BE EXECUTED IN PHASES

PERMIT

revsions by:

drawn: 1/21/2016
check: jw
scale: 1/2-1000

EXISTING ROOF PLAN

[Diagram showing existing roof plan with various annotations and notes]
1. EXISTING NORTH ELEVATION

SHEET SCALES

2. VIEW 'UP' LIGHTWELL FROM SECOND FLR.
3. VIEW 'DOWN' LIGHTWELL FROM THIRD FLR.
4. VIEW 'DOWN' LIGHTWELL FROM SECOND FLR.

BLANK NEIGHBORING WALL

EXISTING ELEVATIONS
5 WINDOW TYPES

1213 WINDOW SCHEDULE

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NOTES:

1. ALL GLASS TO BE TEMPERED WHERE REQUIRED PER CODE.

2. ALL SWINGING DOORS TO BE PROVIDED WITH 3006 STOPS.

3. VERIFY ALL DIMENSIONS IN FIELD.

3 DOOR TYPES

1213 DOOR SCHEDULE

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PERMIT

PROPOSALS / DOOR SCHED.

RESTORATION OF 710 STEINER ST. RESIDENCE

710 STEINER, SF 94115

PROPOSED ROOF PLAN

A2.3
RESTORATION OF 710 STEINER ST. RESIDENCE

1 PROPOSED WEST ELEVATION

AREA OF WORK
AT FRONT FACADE

2 PROPOSED WEST ELEVATION WITH ADJACENT NEIGHBORS

PERMIT

3 PROPOSED EAST ELEVATION

4 PROPOSED EAST ELEVATION WITH ADJACENT

NOTES:
- HIGH ROOF PEAK
- LOW ROOF PEAK
- TERRA200 STEPS TO REMAIN
- RESTORATION OF FRONT STOOP TO ORIGINAL P.O.TRELLIS ORNAMENTATION
- WINDOWS TO REMAIN
- STRUCTURALLY REINFORCE DECK, EXPAND 0/ BAY WI (N) DECORATIVE WEATING
- FOURTH FIRE RATED WALL TO PROTECT BAY WINDOWS & DECKS
- SECOND FIRE RATED WALL TO PROTECT DECK