



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: MAY 19, 2010

1650 Mission St.
Suite 400
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CA 94103-2479

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Information:
415.558.6377

Filing Date: March 4, 2010
Case No.: **2010.0143A**
Project Address: **837-849 22nd Street**
Historic Landmark: Dogpatch Historic District
Zoning: NCT-3 (Moderate-Scale Neighborhood Commercial Transit)
45-X Height and Bulk District
Block/Lot: 4171/015
Applicant: Rich Porter
Sagan-Piechota Architecture
315 Linden Street
San Francisco, CA 94102
Staff Contact Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

837-849 22ND STREET, southeast corner of 22nd and Minnesota Streets, in Assessor's Block 4171, Lot 015. The Queen Anne-style with Classical Revival details, 2-story, residential over commercial building was built in 1902 by Sean and Sarah Graham to house their coal/fuel/feed and drayage business and residence. A contributing structure to the Dogpatch Historic District, the building has chamfered, cantilevered bay windows, front facing gable roofs framed by a raking cornice, wood double-hung windows, large sliding wood cargo doors on both facades, and is clad in rustic wood channel siding and fish-scale patterned shingles. It is located in a NCT-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 45-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project involves alterations to the ground floor associated with new commercial/retail uses. Incompatible previous alterations including security bars at doors and windows and paint obscuring existing fenestration will be removed. The historic six-over-six wood-sash windows on front (22nd Street) façade will be repaired. Other proposed work on the front (22nd Street) façade is for installation of a man-door, which will be cut into the existing sliding barn-type door at center of the façade, and replacement of an existing pedestrian door to meet ADA regulations. On the side (Minnesota) elevation, several new window openings will be installed, new doors will be inserted in existing openings, existing one-over-one windows will be replaced in-kind, and a new opening with sliding barn door will be added. On both elevations, existing rustic wood channel siding will be removed and reinstalled over new waterproofing. At the base of the building, deteriorated wood siding will be replaced in-kind. A non-illuminated sign will be installed on both elevations. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit.

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.

Article 10 – Appendix L – Dogpatch 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 Dogpatch Historic District as described in Appendix L of Article 10 of the Planning Code.

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. The property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will retain its mixed-use character with residential over commercial space. Alterations to accommodate ADA-accessible entrances for the commercial/retail spaces have been located toward the rear of the side elevation to avoid altering distinctive materials, features, or spaces 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.

The proposal will not impact existing character-defining features of the subject property. Existing rustic wood channel siding will be retained and reinstalled, existing sliding barn doors will be retained, and existing fenestration on front façade will be repaired.

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

The proposal will not impact distinctive features, finishes, or examples of craftsmanship that characterize the property. Existing wood siding will be retained and reinstalled over new waterproofing. Existing sliding barn doors will be retained with modification to door at front façade to accommodate new man-door. Alterations to existing fenestration have been minimized to extent possible and new windows will match existing in configuration, material, and character.

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

At base of building, deteriorated wood siding will be replaced in-kind.

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 work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The new opening at side elevation will require removal of approximately one bay of existing material including wood siding and one historic window, however, this work is relatively limited in scope and will not impact the historic character of the property. The new opening and metal sliding door will be differentiated but compatible with the character of the property. The new man-door opening in the sliding door at front façade will be installed to be as minimally visible as possible and has been designed to minimize impacts to historic fabric. New window openings and doors on side elevation will be compatible in materials, size, scale, and proportion.

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.

Proposed work would be reversible as removal in the future will not impair the essential form or fabric of the historic building.

PUBLIC/NEIGHBORHOOD INPUT

Information about the proposed project was forwarded to the Dogpatch Neighborhood Association (Janet Carpenelli and Susan Eslick) on May 7, 2010 as required for properties with a recorded Block Book Notation (BBN). To date, the Department has received no response to this notification nor has any other public input on the project been received.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*, staff has determined that the proposed work will not adversely affect the historic district or the subject building.

Staff finds that work proposed at the front (22nd Street) façade will remove incompatible features, restore historic fabric, and provide accessibility and signage in a manner that will not cause any significant removal or alteration of historic material, spaces or features which characterize the property. The new man-door will be installed in a sensitive manner to preserve the overall character and physical material of the existing sliding door and the new pedestrian door will be installed within an existing opening to match the existing door. Existing wood siding at base of building (both elevations) that is deteriorated beyond repair will be replaced in-kind with remainder of siding to be removed, stored, and reinstalled in original location over new weatherproofing. To ensure minimize potential damage or loss of existing siding material during removal, storage and reinstallation, staff recommends the following conditions:

1. That existing wood siding be removed carefully to avoid damage and that each piece be numbered and keyed to the original location for reinstallation.
2. That removed wood siding is stored on-site in a secure manner and protected from weather-damage.
3. That should the extent of deterioration to the wood siding be greater than currently assumed, the Project Sponsor shall contact the Planning Department Preservation Technical Specialist prior to proceeding with the project.

New waterproofing will consist of building paper, which will not alter dimensions or profiles of the reinstalled siding or existing window or door trim. A non-illuminated sign will be installed on the underside of the header at the opening for the large sliding door.

Staff finds that work proposed at the side (Minnesota Street) elevation will remove incompatible features and will add compatible new openings in a manner that will not cause any significant removal or alteration of historic material, spaces or features which characterize the property. While proposed work will require removal of historic fabric (one bay of existing wall and one window), this work will not impact the overall character of the historic building, will occur in a location that has been previously compromised with the addition of non-historic openings, and will be installed in a manner that is compatible with the building. The new metal sliding door will match the dimensions and character of the existing sliding door on this elevation in a manner that is compatible with the property and district

while clearly differentiating new from old. When the two sliding doors are open, they will be stacked along the rear of the elevation and will not obstruct any character-defining features of the building. The new large opening will provide ADA-accessible ramp and entrance to the ground floor commercial spaces. Two new window openings will be compatible with the character of existing fenestration on this elevation. A non-illuminated blade sign will be installed adjacent to the new sliding door opening.

Staff finds that the essential form and integrity of the historic property and its environment would be unimpaired if the proposed storefront and signs were removed at a future date.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the requirements of Article 10, Appendix L and the *Secretary of the Interior Standards for Rehabilitation*. The proposed conditions are as follows:

1. That existing wood siding be removed carefully to avoid damage and that each piece be numbered and keyed to the original location for reinstallation.
2. That removed wood siding is stored on-site in a secure manner and protected from weather-damage.
3. That should the extent of deterioration to the wood siding be greater than currently assumed, the Project Sponsor shall contact the Planning Department Preservation Technical Specialist prior to proceeding with the project.

BASIS FOR RECOMMENDATION

The Department recommends approval of this project for the following reasons:

- That proposed work shall preserve, and shall not damage or destroy those exterior features that characterize the property.
- That proposed work, including new openings on side elevation, new signs, and removal and reinstallation of existing siding, is compatible with the subject building and historic district in terms of materials, design, and detailing.
- That the essential form and integrity of the historic property and its environment would be unimpaired if the proposed alterations were removed at a future date.
- That the proposal respects character-defining features within the Dogpatch Historic District.
- That the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and conforms to the *Secretary of Interior's Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion
Photographs and Specifications
Plans

PL: G:\DOCUMENTS\837-849 22nd\Certificate of Appropriateness Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

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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 015 IN ASSESSOR'S BLOCK 4171, WITHIN AN NCT-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 4, 2010, Rich Porter of Sagan-Piechota Architecture on behalf of the property owner (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to alter the ground floor of the subject property located on Lot 015 in Assessor's Block 7171. The work includes removal of non-historic features (security bars), removal and reinstallation of existing horizontal wood siding over new weatherproofing, and installation of new man-door at front façade and several new windows and large sliding door on side elevation. The ground floor is proposed to be used as a café/restaurant and retail space(s).

WHEREAS, the Project was determined by the Department to be categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on May 19, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0143A ("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 with conditions the Certificate of Appropriateness, in conformance with the architectural plans dated May 6, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0143A based on the following findings. The proposed conditions are as follows:

1. That existing wood siding be removed carefully to avoid damage and that each piece be numbered and keyed to the original location for reinstallation.
2. That removed wood siding is stored on-site in a secure manner and protected from weather-damage.
3. That should the extent of deterioration to the wood siding be greater than currently assumed, the Project Sponsor shall contact the Planning Department Preservation Technical Specialist prior to proceeding with the project.

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 Dogpatch Historic District as described in Appendix L of Article 10 of the Planning Code.

- That proposed work shall preserve, and shall not damage or destroy those exterior features that characterize the property.
- That proposed work, including new openings on side elevation, new signs, and removal and reinstallation of existing siding, is compatible with the subject building and historic district in terms of materials, design, and detailing.
- That the essential form and integrity of the historic property and its environment would be unimpaired if the proposed alterations were removed at a future date.
- That the proposal respects character-defining features within the Dogpatch Historic District.
- That the proposal, with the proposed conditions, is in conformance the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10.

- 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 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 character-defining features of the subject property, which is a contributing resource in the Dogpatch Historic District.

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

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

The proposed project will rehabilitate the vacant ground floor of the existing building for use as a café/restaurant and /retail space(s), thereby enhancing the number of neighborhood-serving retail uses and providing opportunities for additional resident employment and ownership.

- 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 contributing resource and Dogpatch Historic District 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 have no impact to housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

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

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

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

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 015 in Assessor's Block 4171 for proposed work in conformance with the architectural plans dated May 6, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0143A.

APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.

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 May 19, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 19, 2010



SUBJECT PROPERTY

③



SUBJECT PROPERTY

④



FACADES

①



SUBJECT PROPERTY

②



(7)



(8)



(5)



(6)

FACADES

SAGAN PIECHOTA ARCHITECTURE



11



12



9



10

FACADES

SAGAN PIECHOTA ARCHITECTURE



15



16



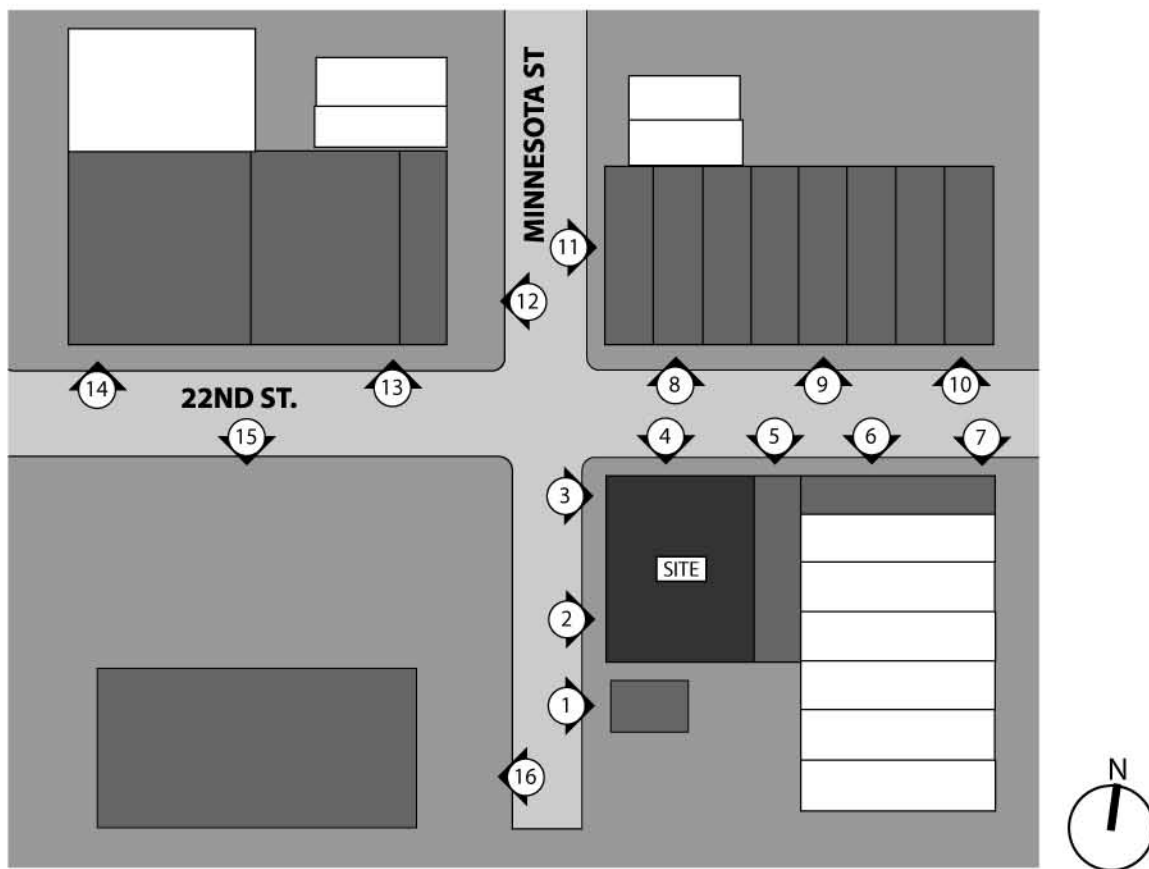
13



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FACADES

SAGAN PIECHOTA ARCHITECTURE



PHOTOGRAPH MAP FOR FACADES

SAGAN PIECHOTA ARCHITECTURE



22ND ST. BARN DOOR

SAGAN PIECHOTA ARCHITECTURE

Innovative “Aged” Metal

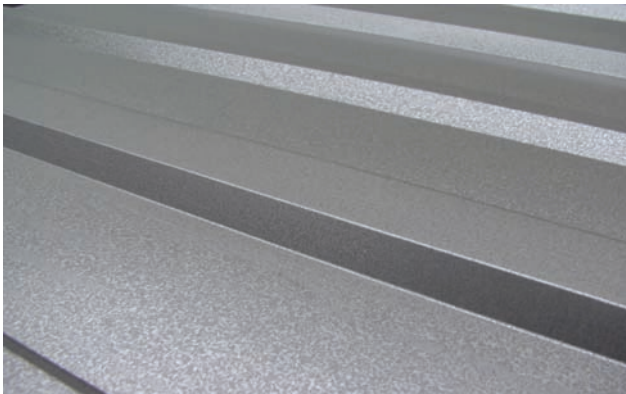
For years the architectural community has been trying to locate a metal substrate alternative that provides a faceted aged-metallic finish. Ultimately, this product would provide the appearance of aged steel but with the added benefit of long-lasting performance. Vintage® is Steelscape’s answer to their request.

Vintage is produced using Steelscape’s TruZinc® (HDG) steel in combination with proprietary coating processes that result in providing architects exactly what they’re looking for...a superior product with an aged-metallic appearance that comes complete with a warranty.

Vintage is intended to be used for architectural applications in commercial and residential buildings. Typical applications would include:

- Through-fastened roofing
- Standing-seam roofing
- Stamped roof panels
- Through-fastened wall systems
- Rainwater goods

Vintage can be roll formed without the addition of any lubricant and resists staining associated with fingerprints.



STANDARD SIZES

Vintage is available in Steelscape’s standard product sizes. G90 is the recommended metallic coating weight.

AESTHETICS

Proprietary coating processes provide Vintage with its unique faceted aged-metallic finish. Vintage must be treated similarly to metallic paint systems in that lot-to-lot mixing must be avoided.

FINISH

Vintage is available with a gloss range of 20-30 measured at a 60° viewing angle. Smooth or stucco embossed textures are available.

LIMITED WARRANTY

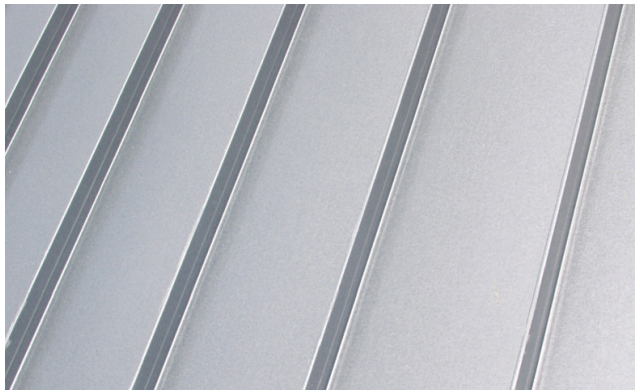
For a period of 20-years after installation, the Vintage paint is warranted to not excessively chip, crack, check or peel and to chalk no greater than a rating of eight (8).

STORAGE & HANDLING

Though Vintage has been designed to be extremely robust, care must be taken during fabrication and handling to prevent surface scratching and damage. Standard practices for material storage at the job site must also be followed to ensure product surface quality and appearance.

INSTALLATION

Fabricate and install Vintage according to the AISI Roll Forming Guide for coated substrates. Vintage can be cut, formed, nailed, screwed or riveted using conventional hand or power tools. Cut edges should be sharp, and where possible the burr should be oriented downward. Any swarf from cutting tools must be removed from the panel surface. Please refer to our SOM Tech Bulletin #4 for further information.



AVAILABILITY

Vintage is available in either coil form or as cut-to-length sheet. Lead times for Vintage are subject to inquiry.

A strippable vinyl film may be applied to the panel surface during forming. The protective film should remain on the panel through forming and transit, to be removed immediately before or after installation.

MAINTENANCE

Clean water rinsing of the panels is recommended if cleaning is desired. Mild soap and water followed by immediate clean water rinsing can also be used.

Steelscape, Inc.

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Kalama, WA 98625-9420 USA
Phone 360-673-8200
Fax 360-673-8250
1-888-285-7717
www.steelscape.com

YELLOW BUILDING PROJECT

PROJECT TEAM

OWNER

SILVANO & GERARDA MARCHESI
2225 LARIAT LANE
WALNUT CREEK, CA 94596

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BERKELEY, CA 94708

MICHAEL WEBB
TEL (510) 558-4080
CEL (510) 501-1692

DRAWING LIST INDEX

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A0.4	CODE COMPLIANCE
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A2.2	FLOOR PLAN - 2A
A2.3	FLOOR PLAN - 2B
A2.4	ENLARGED PLAN
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATION OPERABILITY
A5.1	ENLARGED BATHROOM PLAN
A6.1	EXTERIOR DETAILS

PROJECT

SCOPE OF WORK

THE INTENT OF THESE DRAWINGS IS TO SHOW THE EXTENT OF THE WORK WHICH CONSISTS OF, BUT IS NOT LIMITED TO:

GROUND FLOOR
INTERIOR TENANT IMPROVEMENT , FACADE ALTERATIONS, AND OCCUPANCY CHANGE

FLOOR 2A
INTERIOR TENANT IMPROVEMENT , MINOR FACADE ALTERATION, AND OCCUPANCY CHANGE

FLOOR 2B
MECHANICAL IMPROVEMENT

PROJECT INFO

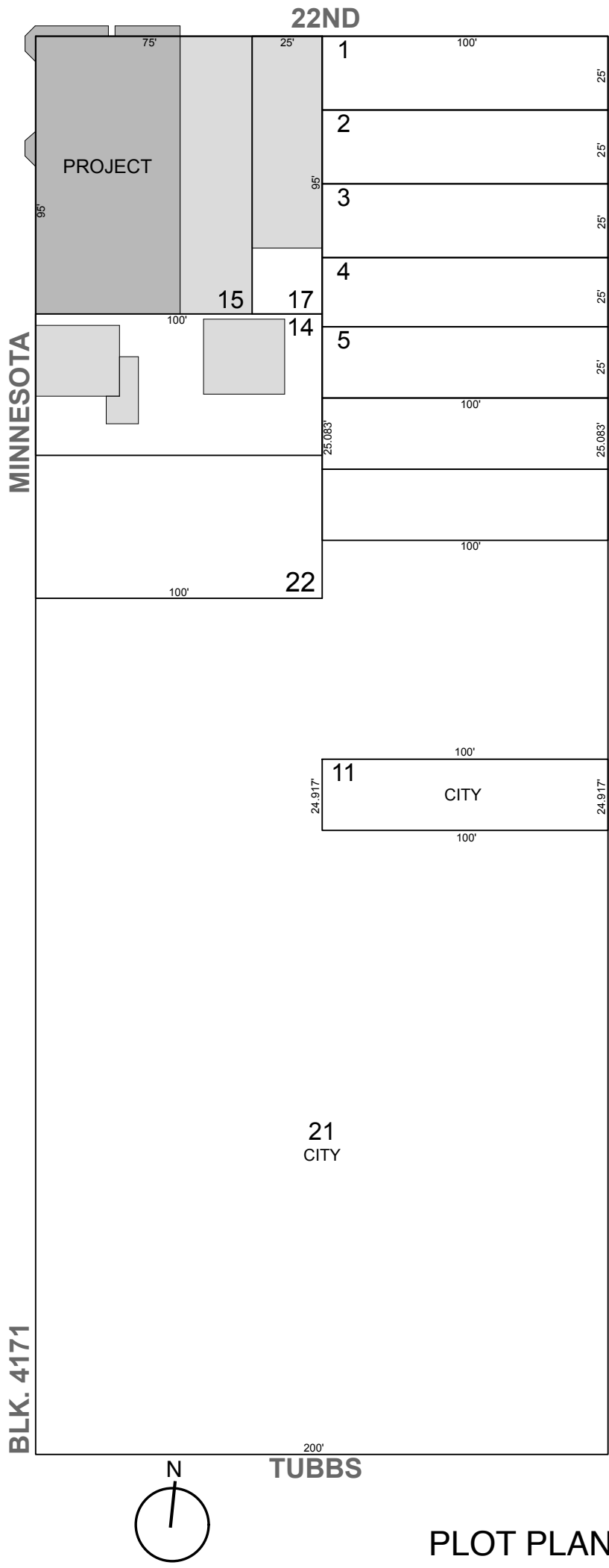
LOCATION: 833-849 22ND ST
SAN FRANCISCO, CA 94102

PERMIT APPLICATION NUMBER: 2010-02-10-6308
LOT NUMBER: 015
BLOCK NUMBER: 4171
ASSESSOR PARCEL NUMBER: NA
BUILDING NUMBER: NA
ZONING DISTRICT: NCT-2

LOT SIZE: 7,122 S.F.
(E) CONSTRUCTION: TYPE V-B

SQUARE FOOTAGE	FLR. 1	FLR. 2A	FLR. 2B	TOTAL
EXISTING	4586 S.F.	672 S.F.	2639 S.F.	7897 S.F.
PROPOSED	4253 S.F.	753 S.F.	2639 S.F.	7645 S.F.
PROPOSED OCCUPANCY LOAD(PER A0.3):				138

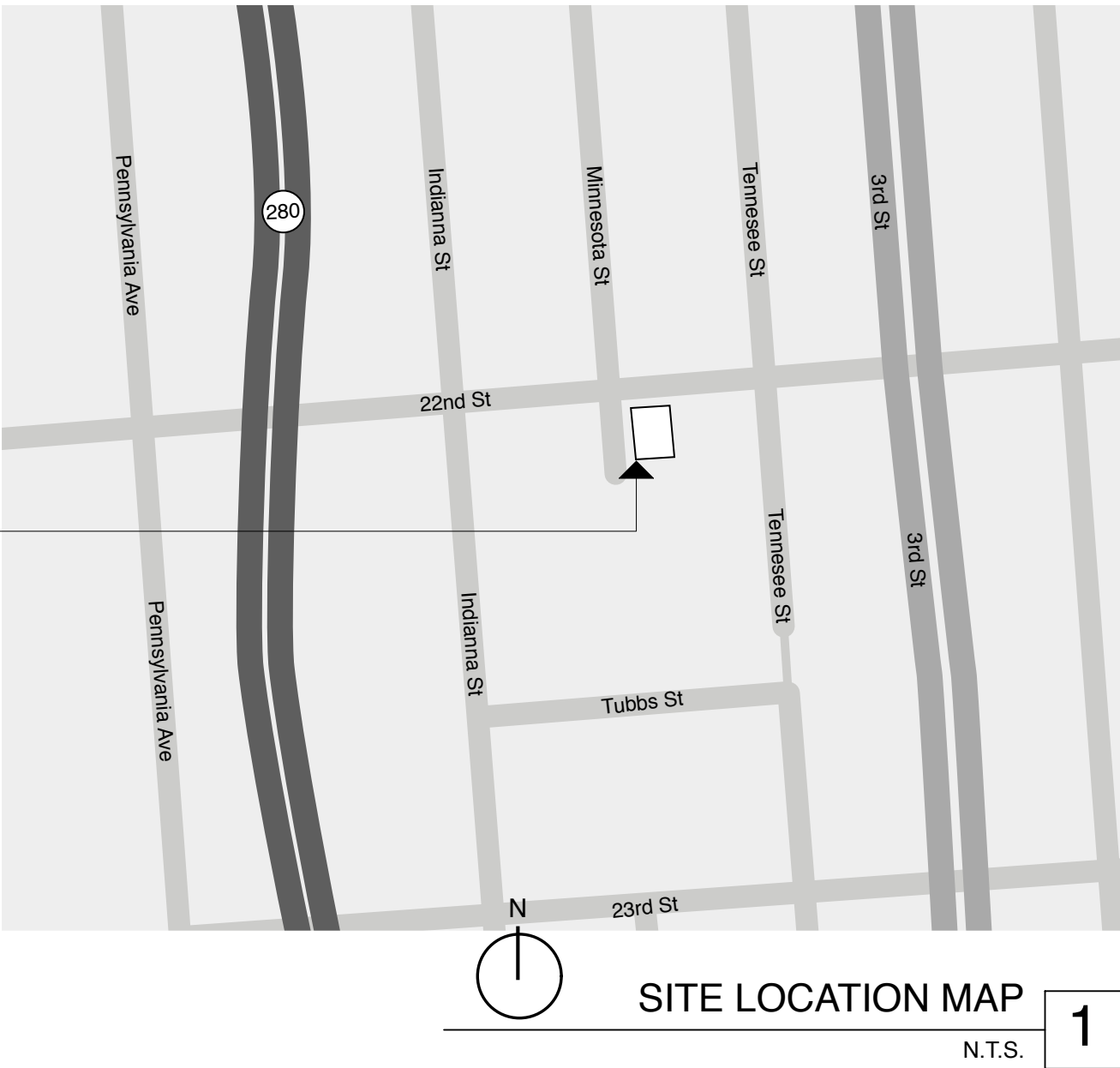
OCCUPANCY	FLR. 1	FLR. 2A	FLR. 2B
EXISTING	S-2 & B	S	R-3
PROPOSED	A-2, M	B	R-3



PLOT PLAN

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

2



SITE LOCATION MAP

N.T.S.

1

YELLOW BUILDING PROJECT

837-849 221H ST
SAN FRANCISCO

DRAWING ISSUE:	DATE	DESCRIPTION
NO.	1	PLANNING SUBMITTAL
2	05/06/2010	PLANNING SUBMITTAL REV. 1

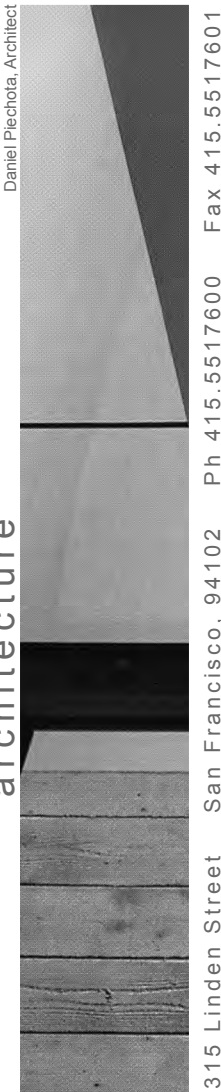
TITLE SHEET

DATE: 12/18/2009	DRAWN BY: RP	CHECKED BY: DP
SCALE: AS NOTED		

A0.1

ALL DIMENSIONS TO BE V.I.F.
CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND

SAGAN PIECHOTA
architecture



315 Linden Street San Francisco, 94102 Ph 415.5517600 Fax 415.5517601

The address of the project is **833 20TH STREET**

1. The proposed use of the project is RESTAURANT & RETAIL (e.g. Retail, Office, Restaurant, etc.)

- Conditions below must be fully documented by accompanying drawings**

5. Read A through G below carefully and check the most applicable box (one box only):

- P:\Form\CPC Counter form\DA Form\2008\dachecklist2008(v1).doc
Page 6 of 1

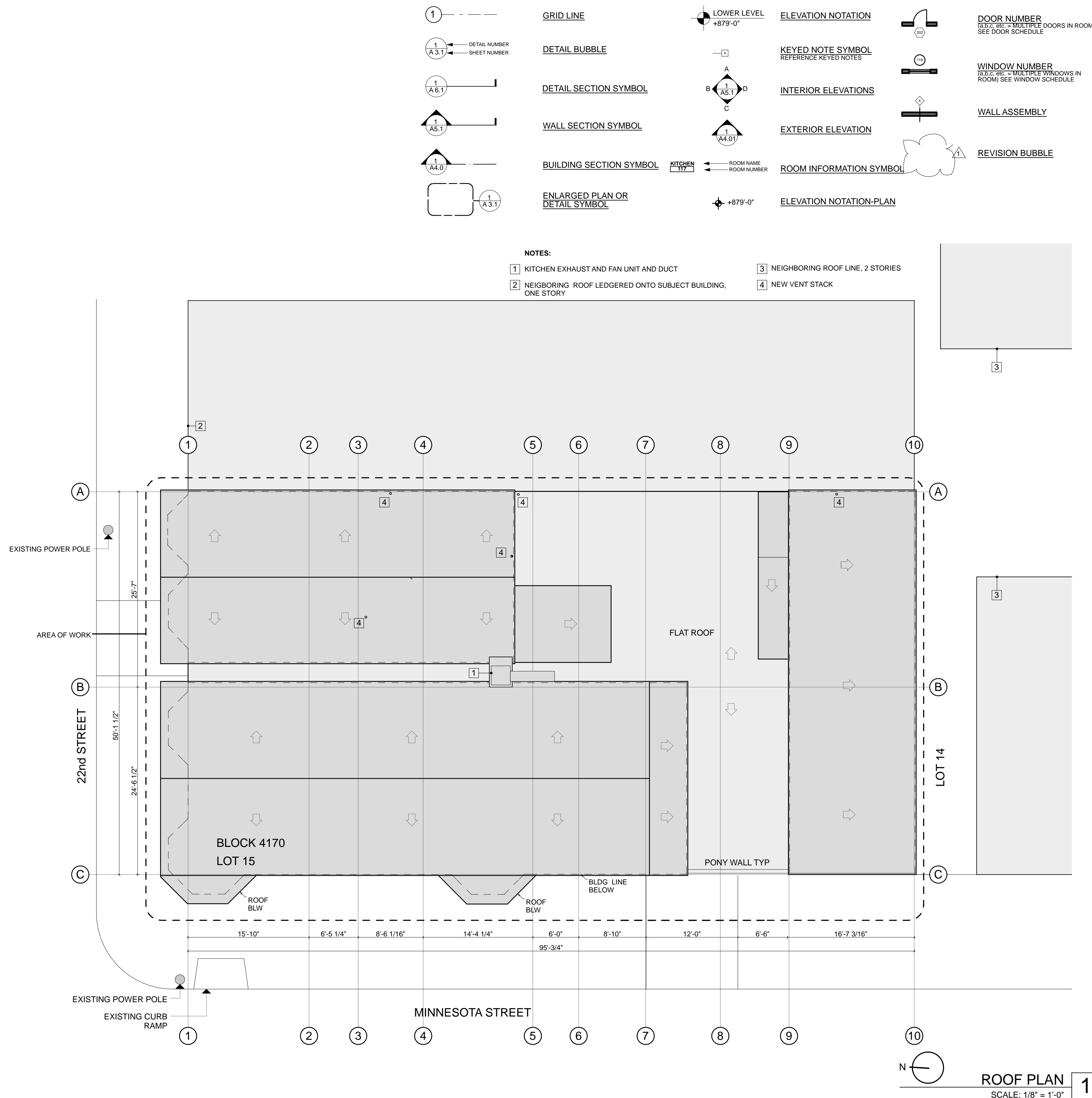
Check all applicable boxes and specify where on the drawings the details are shown:

Note: upgrades below are listed
in priority based on CBC
1134B.2.1 Ex1

[illegible]

If details are provided from a set of City approved reference drawings, provide its permit application number here:

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Page 7 of 1



OCCUPANT LOAD VERIFICATION & MEANS OF EGRESS NOTES: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (C.B.C TABLE 1004.1.1)		
GROUND FLOOR - RESTAURANT & ACCESSORY CAFE		
RESTAURANT KITCHEN - KITCHEN COMMERCIAL 698 SQ. FT. @ 200 SQ. FT. PER OCC.	3.5 OCC.	
RESTAURANT DINING - ASSEMBLY UNCONCENTRAED 1017 SQ. FT. @ 15 SQ. FT. PER OCC. 136 SQ. FT. BAR AREA @ 18" LINEAR BAR PER OCC.	68 OCC. 14 OCC.	
RESTAURANT LOCKER ROOM 56 SQ. FT. @ 50 SQ. FT. PER OCC.	1 OCC.	
RESTAURANT GARBAGE STORAGE - ACCESSORY STORAGE AREA 86 SQ. FT. @ 200 SQ. FT. PER OCC.	.5 OCC.	
CAFE - ASSEMBLY UNCONCENTRAED 157 SQ. FT. @ 15 SQ. FT. PER OCC.	10 OCC.	
TOTAL:	97 OCC.	

GROUND FLOOR - RETAIL 1		
RETAIL 1- MERCANTILE - GROUND FLOOR 1367 SQ. FT. @ 30 SQ. FT. PER OCC.	46 OCC.	
TOTAL:	10 OCC.	

GROUND FLOOR - RETAIL 2		
RETAIL 2- MERCANTILE - GROUND FLOOR 297 SQ. FT. @ 30 SQ. FT. PER OCC.	10 OCC.	
TOTAL:	10 OCC.	

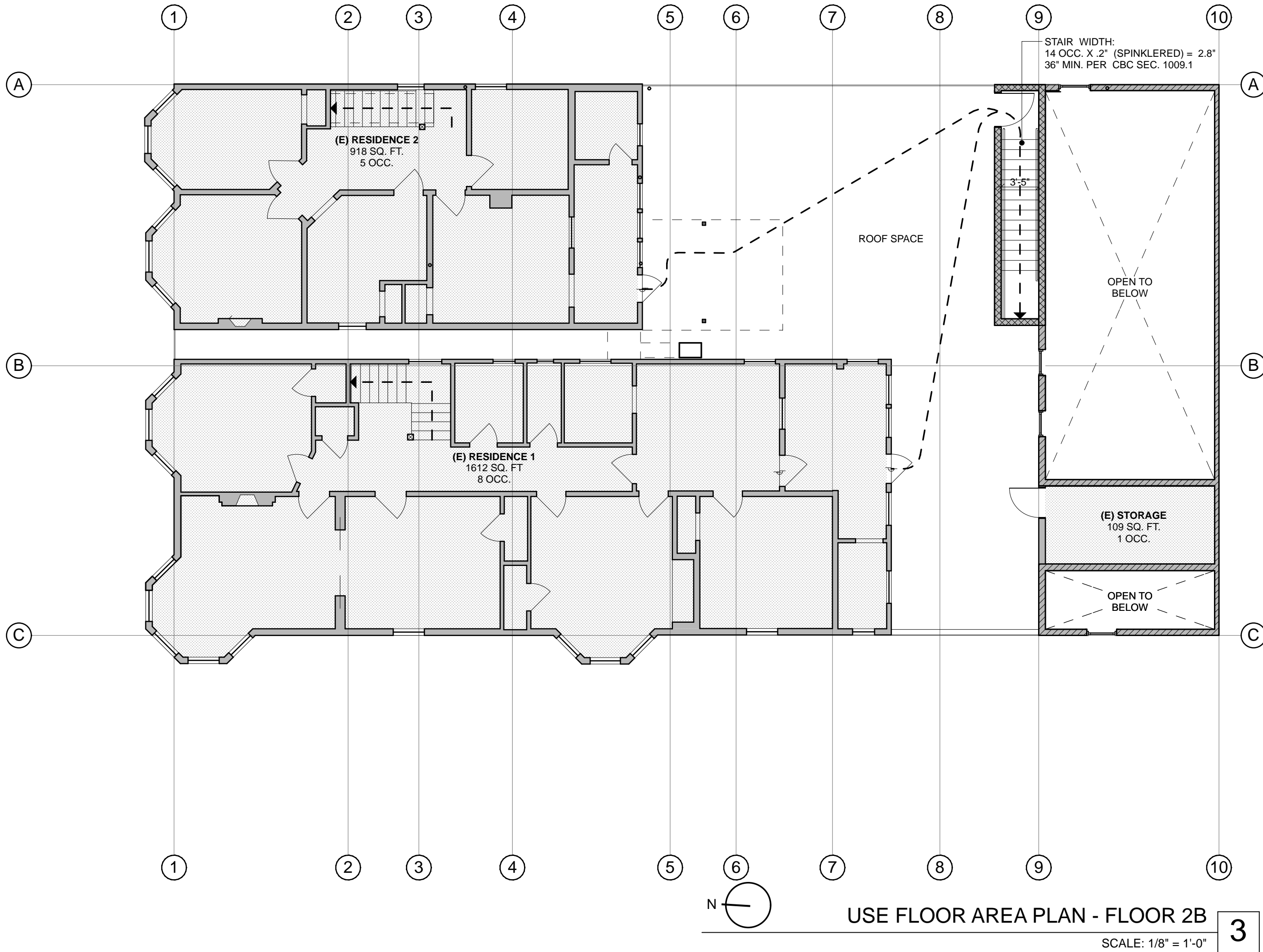
FLOOR 2A		
PRIVATE OFFICE 753 SQ. FT. @ 100 SQ. FT. PER OCC.	7 OCC.	
BATHROOM 47 SQ. FT. @ 100 SQ. FT. PER OCC.	1 OCC.	
CLOSET 32 SQ. FT. @ 200 SQ. FT. PER OCC.	1 OCC.	
STORAGE 40 SQ. FT. @ 200 SQ. FT. PER OCC.	1 OCC.	
TOTAL:	10 OCC.	

FLOOR 2B		
RESIDENTIAL 1 1612 SQ. FT. @ 200 SQ. FT. PER OCC.	8 OCC.	
RESIDENTIAL 2 918 SQ. FT. @ 200 SQ. FT. PER OCC.	5 OCC.	
RESIDENTIAL STORAGE 109 SQ. FT. @ 200 SQ. FT. PER OCC.	1 OCC.	
TOTAL:	14 OCC.	

MINIMUM PLUMBING REQUIREMENTS FOR RESTAURANT & RETAIL(SEC. 2902.2, TABLE A-29-A)

PROGRAM		SQ. FT.	SQ. FT. PER OCCUPANT	FIXTURE LOAD	M/F	REQ. FIXTURES
FUTURE DINING ROOM	GROUP A	1153	30	38.4	19.2	1:1-25 M/F

TOTAL FIXTURE LOAD 19.2
TOTAL WATER CLOSETS REQ. FOR MEN 1
TOTAL WATER CLOSETS REQ. FOR WOMEN 1



15 SQ. FT. PER OCCUPANT	
30 SQ. FT. PER OCCUPANT	
50 SQ. FT. PER OCCUPANT	
100 SQ. FT. PER OCCUPANT	
200 SQ. FT. PER OCCUPANT	
300 SQ. FT. PER OCCUPANT	

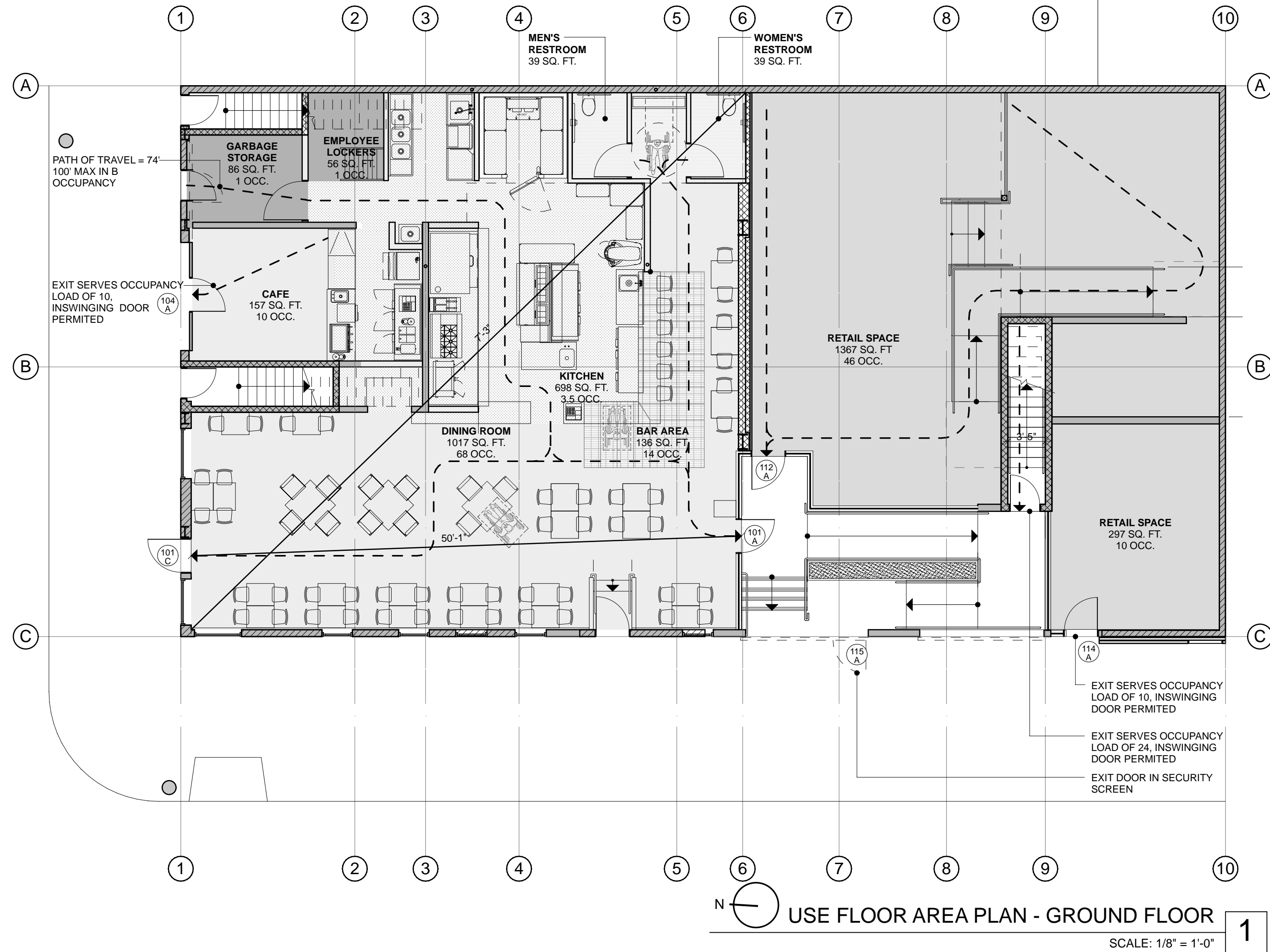
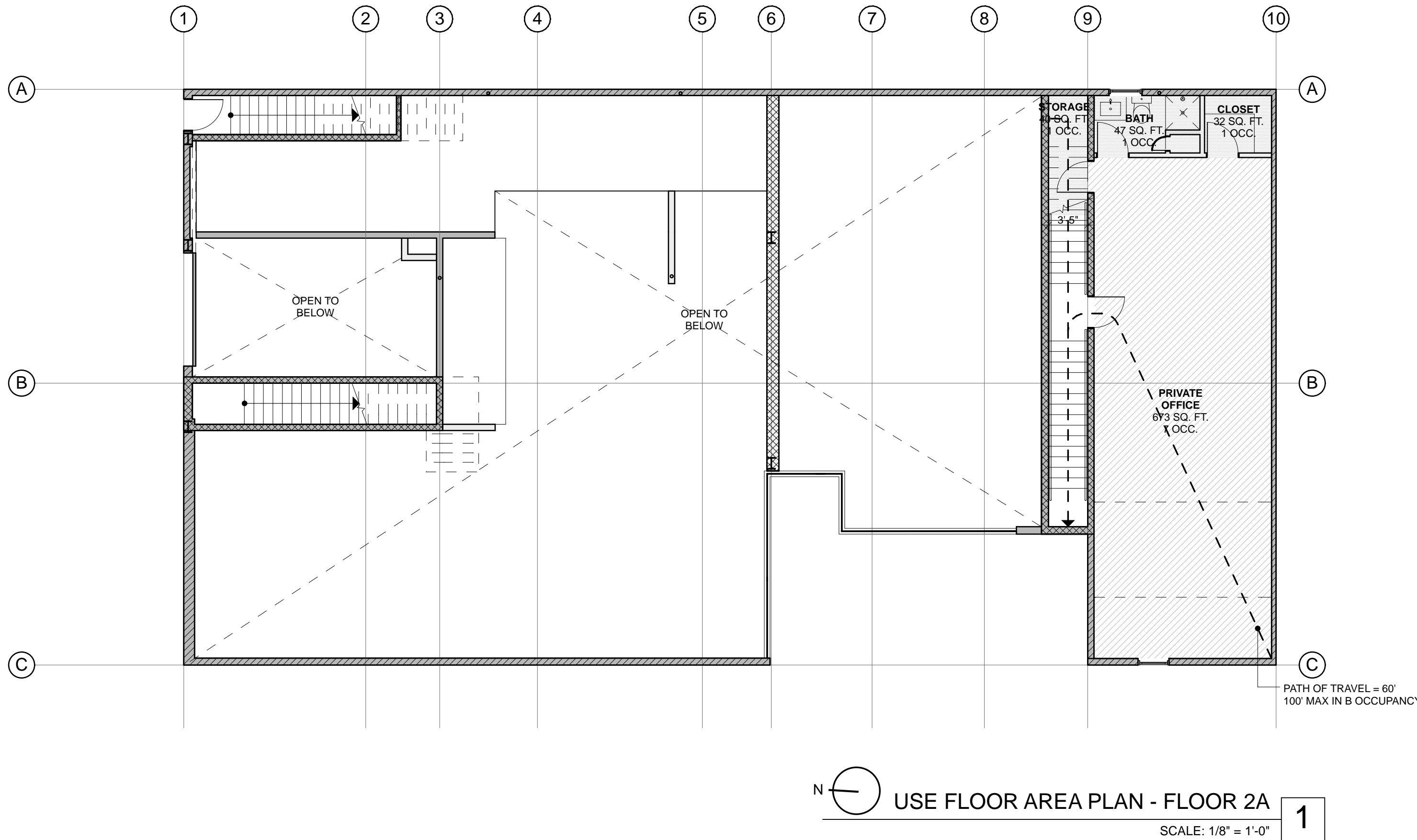
EGGRESS WIDTH PER OCCUPANT SERVED (C.B.C. 1005.1)

RESTAURANT & RETAIL:
.15 INCHES PER OCCUPANT (W/ SPRINKLER SYSTEM)
.15" OCC. X 102 OCC. = 15.3' < 36" MIN. REQ.

BARN DOORS:
BARN DOORS TO REMAIN OPEN DURING ALL BUSINESS HOURS OF RETAIL 1 & RESTAURANT. DOOR 115A IS IN THE BARN DOORS AND IS PART OF THE EGRESS SYSTEM WHEN THE SCREENS ARE IN THE CLOSED POSITION. THIS DOOR WILL BE EQUIPPED WITH APPROVED PANIC HARDWARE AND SWINGS IN THE DIRECTION OF EGRESS.
.15 INCHES PER OCCUPANT (W/ SPRINKLER SYSTEM)
.15" OCC. X 124 OCC. = 18.6' < 36" MIN. REQ.

EXTERIOR DOOR NOTES:
MAIN EXTERIOR DOORS 101A, 101C, 104A, 112A, & 114A TO BE EQUIPPED WITH LOCKING DEVICES THAT ARE READILY DISTINGUISHABLE AS LOCKED. READILY VISIBLE DURABLE SIGNAGE SHALL BE POSTED AT EACH OF THESE MAIN DOORS STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." IN ONE INCH HIGH LETTERS ON CONTRASTING BACKGROUND.

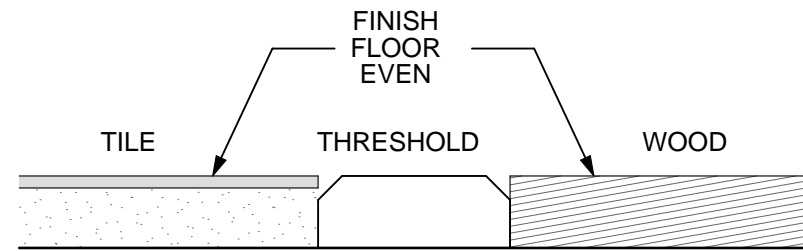
SPRINKLER SYSTEM:
GROUND FLOOR TO BE SPRINKLERED THROUGHOUT. SPRINKLER SYSTEM TO BE FILED UNDER SEPERATE PERMIT.



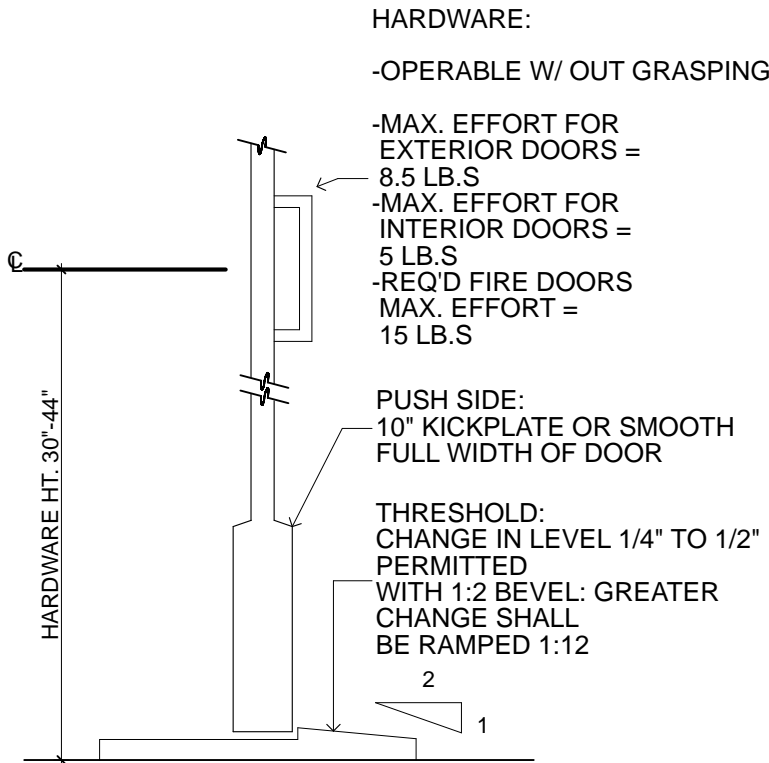
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CODE COMPLIANCE

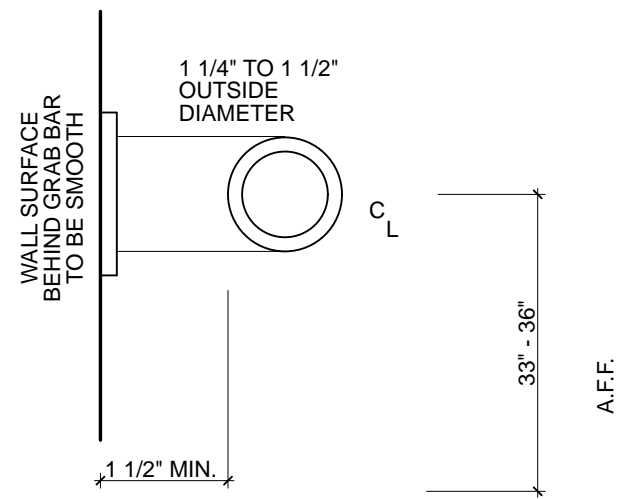
DATE: 12/18/2009		DRAWN BY: RP	CHECKED BY: DP
SCALE: AS NOTED			



TYPICAL INTERIOR THRESHOLD
SCALE: 3" = 1'-0"

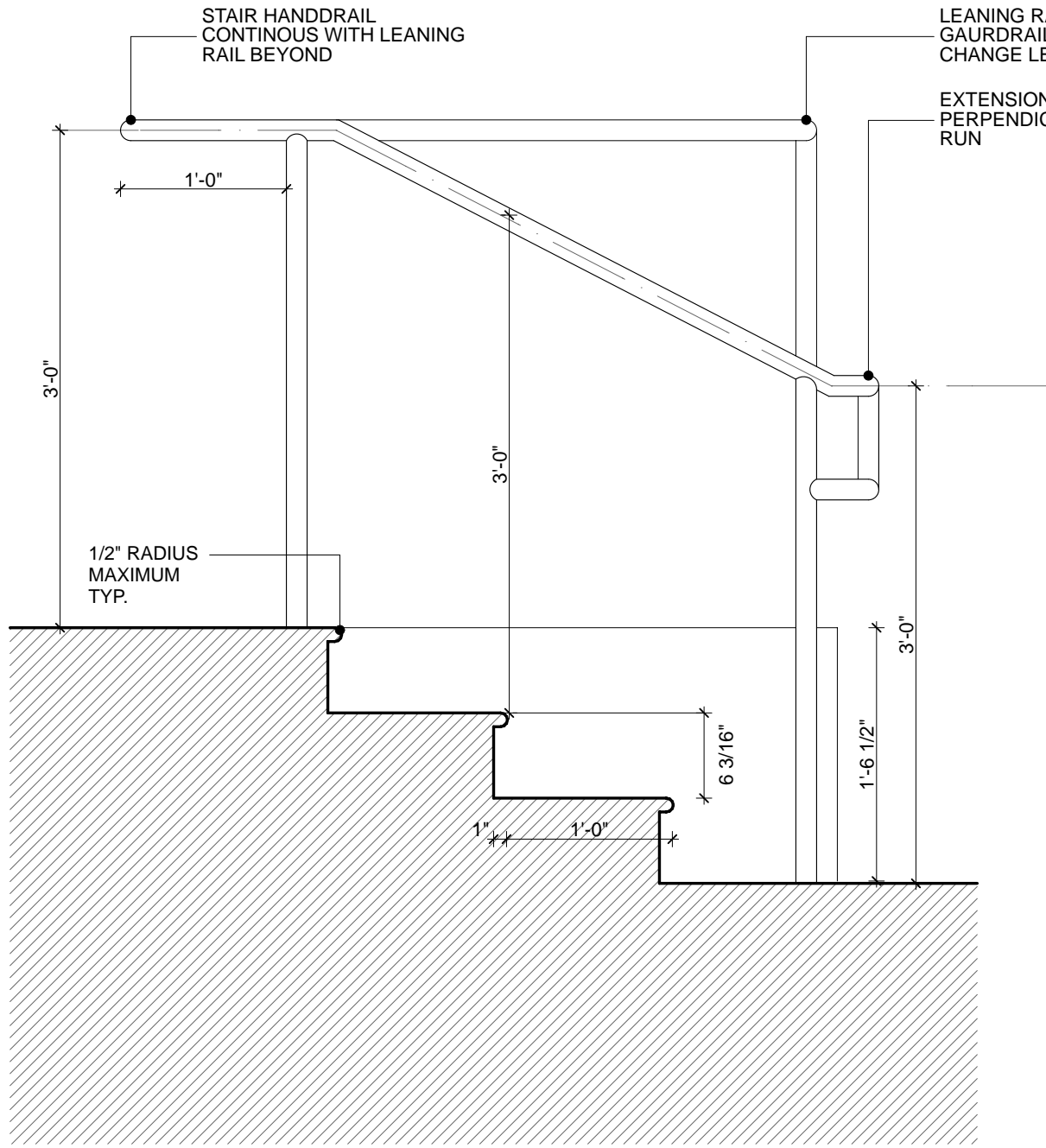


TYPICAL DOOR THRESHOLD
SCALE: 1/4" = 1'-0"

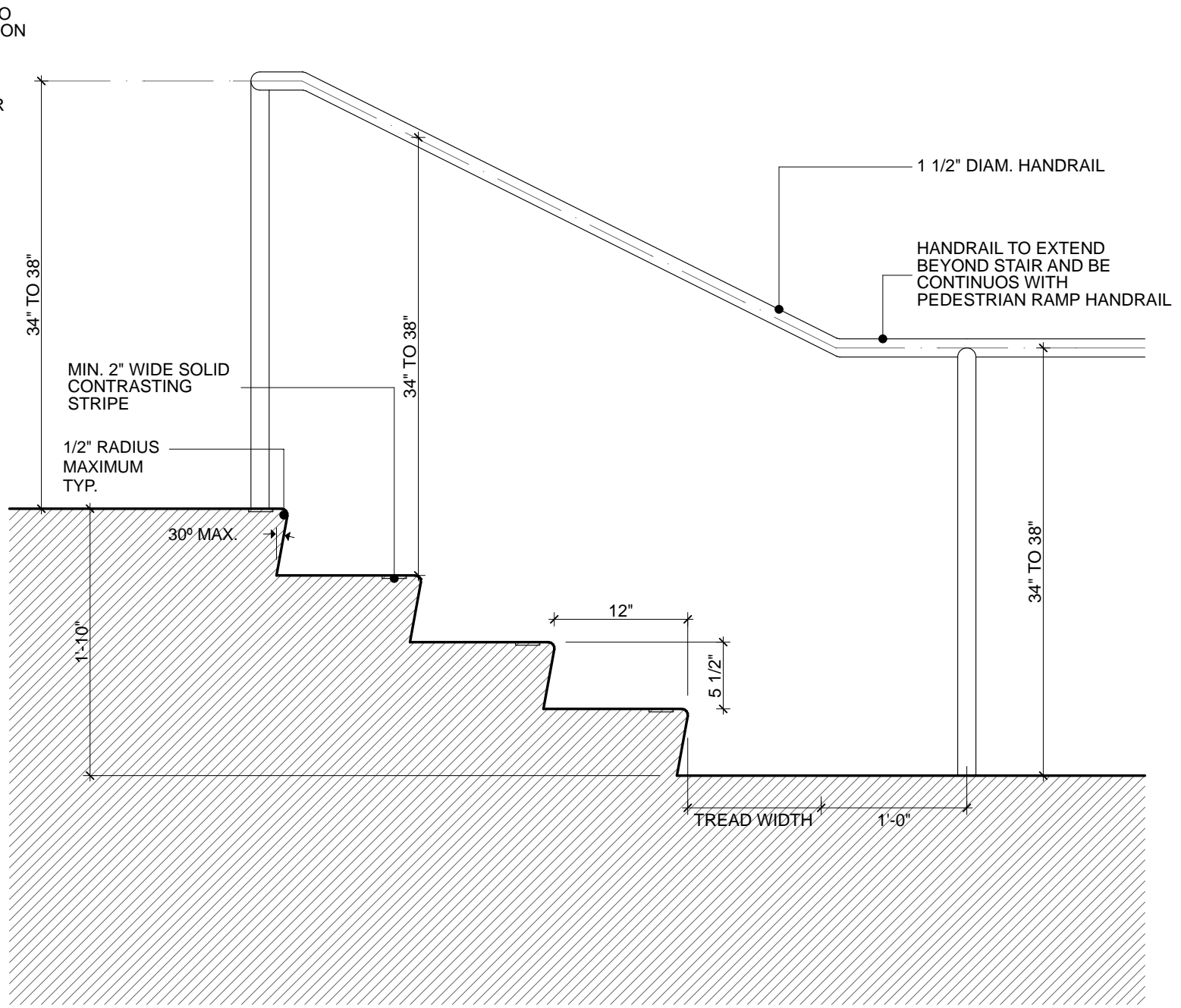


TYPICAL HANDRAIL SECTION
SCALE: 1/2" = 1'-0"

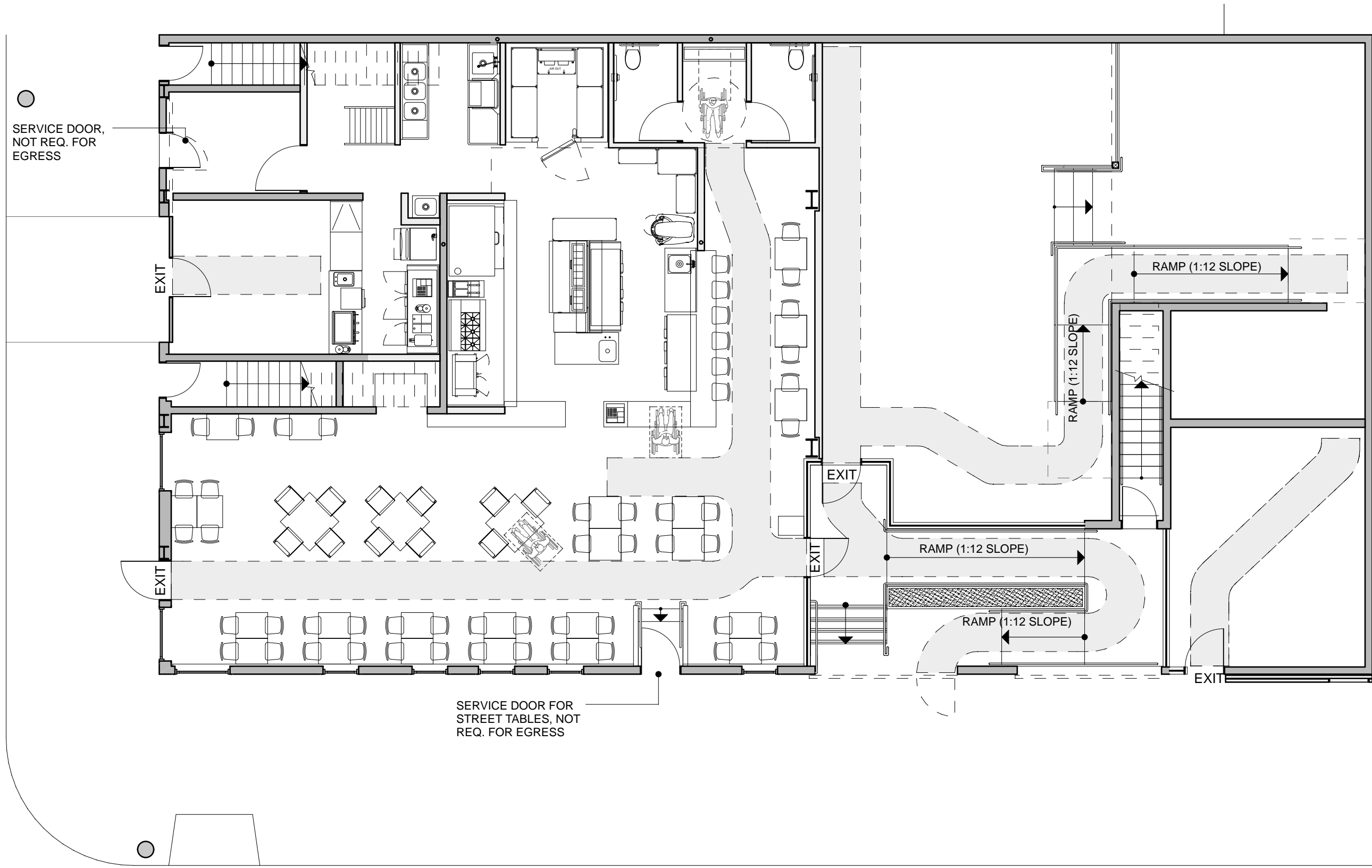
HANDRAIL SECTION @ RAMP
SCALE: 1" = 1'-0"



SECTION AT WOOD STAIR
SCALE: 1" = 1'-0"



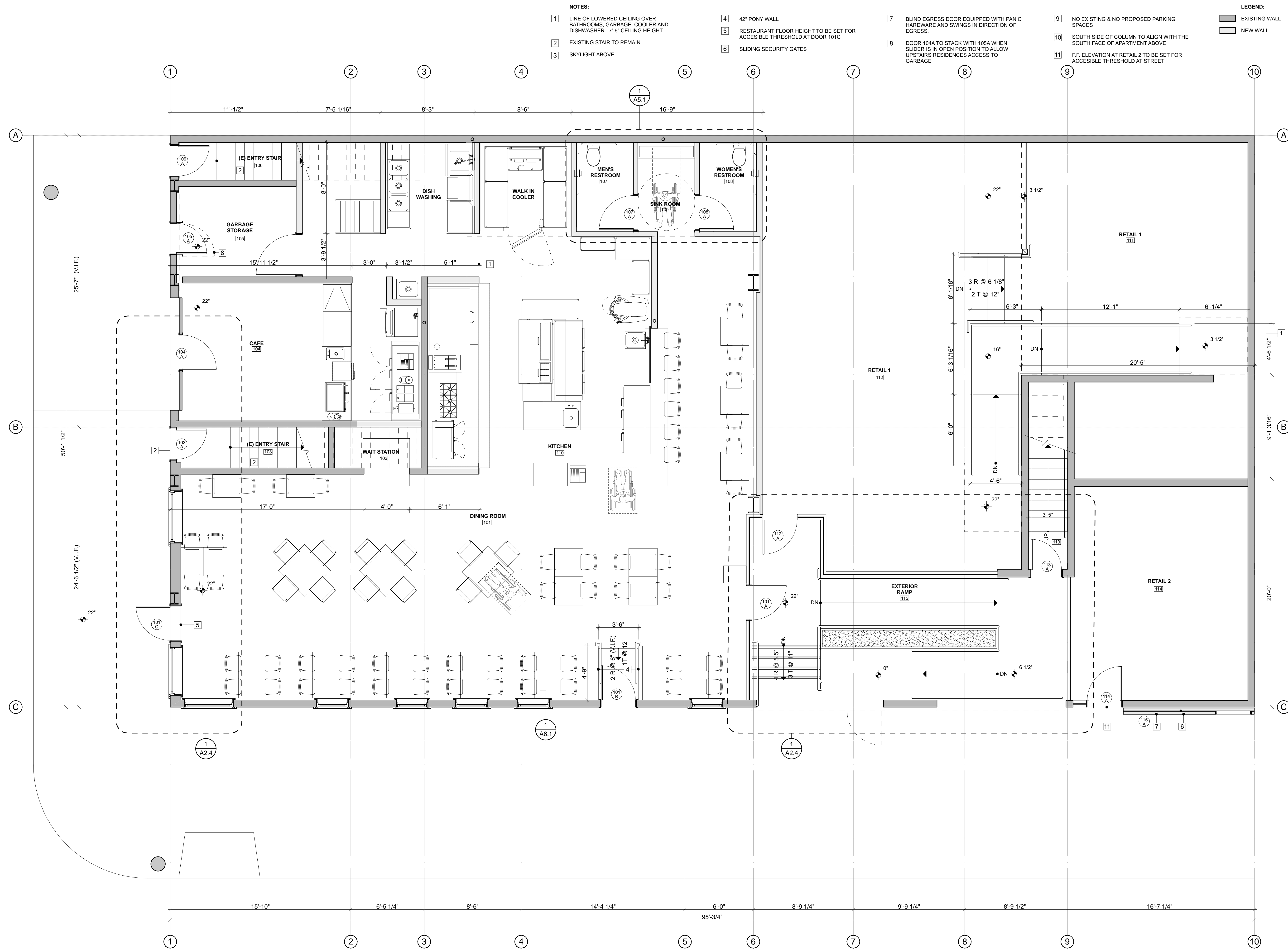
SECTION AT CONCRETE STAIR
SCALE: 1" = 1'-0"



ACCESSIBLE PATH OF TRAVEL
SCALE: 1/8" = 1'-0"

DRAWING ISSUE:		DESCRIPTION	
NO.	DATE	PLANNING SUBMITTAL	PLANNING SUBMITTAL REV. 1
1	03/04/2010		
2	05/06/2010		

CODE COMPLIANCE		DRAWN BY: RP	
DATE:	12/18/2009	SCALE:	AS NOTED
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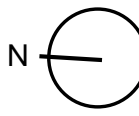


ALL DIMENSIONS TO BE V.I.F.
CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND

N
FLOOR PLAN - GROUND
SCALE: 1/4" = 1'-0"

DRAWING ISSUE:		DESCRIPTION
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FLOOR PLAN - GROUND		DRAWN BY: RP	CHECKED BY: DP
DATE:	SCALE:	AS NOTED	
12/18/2009	1/4" = 1'-0"		



FLOOR PLAN - 2A

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

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

1

FLOOR PLAN - 2A

DATE:	12/18/2009	DRAWN BY: RP
SCALE:	AS NOTED	CHECKED BY: DR

DATE:	12/18/2009	DRAWN BY: RP
SCALE:	AS NOTED	CHECKED BY: DR

YELLOW BUILDING PROJECT

YELLOW BUI
837-849 22TH ST
SAN FRANCISCO

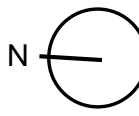
ALL DIMENSIONS TO BE V.I.F.
CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND

ALL DIMENSIONS TO BE V.I.I.
CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND

SAGAN PIECHOTA
architecture

Daniel Piechota, Architect

315 Linden Street San Francisco, 94102 Ph 415.5517600 Fax 415.5517601



FLOOR PLAN - 2B

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

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

1

FLOOR PLAN - 2B		DRAWING ISSUE:	
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FLOOR PLAN - 2B

DRAWN BY: RP

CHECKED BY: DR

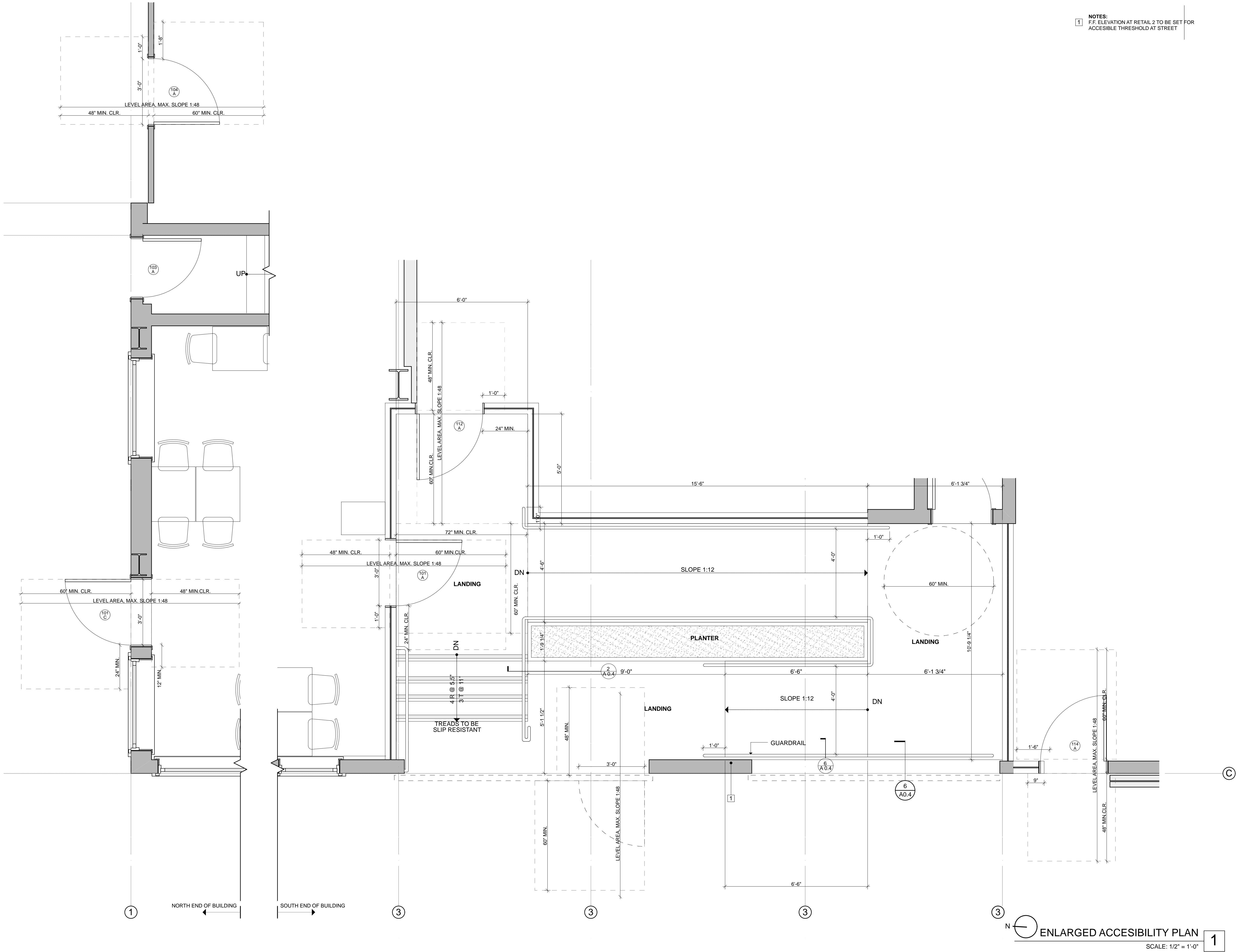
YELLOW BUILDING PROJECT

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ALL DIMENSIONS TO BE V.I.F.
CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND

FREE DIVING NO DE VIL
CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND



1 NOTES:
F.F. ELEVATION AT RETAIL 2 TO BE SET FOR
ACCESSIBLE THRESHOLD AT STREET

ENLARGED PLAN

YELLOW BUILDING PROJECT

837-849 221H ST
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CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND

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Daniel Piechota, Architect

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A2.4

ENLARGED ACCESSIBILITY PLAN

SCALE: 1/2" = 1'-0"

1



- NOTES:**
- 1 BLACK PTD. MTL. SECURITY BARS
 - 2 GLAZING PTD. OVER, MATCHING BUILDING COLOR
 - 3 WHEN SLIDING DOOR IS IN OPEN POSITION, DOOR TO LEFT BECOMES BLOCKED
 - 4 SECOND LAYER OF METAL SECURITY SCREEN BEHIND BLACK PTD. MTL. SECURITY BARS
 - 5 HORIZONTAL TRUE DIVIDED LITES AT EXTERIOR, FAUX DIVIDED LITES AT INSIDE OF GLAZING
 - 6 SIDING PATCH ABOVE DOOR
 - 7 NON CONFORMING CONCRETE STEP SIDEWALK ENCROACHMENT
 - 8 SLIDING BARN DOOR TRACK, RUSTING OUT
 - 9 HORIZONTAL SIDING, BOTTOM TWO BOARDS DETERIORATED

EXISTING NORTH ELEVATION 2
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION 1
SCALE: 1/4" = 1'-0"

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EXISTING ELEVATIONS		DRAWN BY: RP	CHECKED BY: DP
DATE:	12/18/2009	AS NOTED	
SCALE:			



- 1 EXISTING WINDOW TO BE REFURBISHED. PT. ON GLAZING TO BE REMOVED, TO BE REPLACED IN KIND IF REPAIR IS NOT POSSIBLE.
- 2 EXISTING SECURITY BARS TO BE REMOVED
- 3 WINDOW TO BE REPLACED IN-KIND
- 4 NEW DOUBLE HUNG WD. FRAMED WINDOW
- 5 NEW PTD. WOOD FRAME GLASS DOOR TO REPLACE EXISTING DOOR. DOOR SILL TO BE LOWERED TO SIDEWALK LEVEL. NEW SINGLE LITE ABOVE WHERE (E) SIDING IS PATCHED.
- 6 HORIZONTAL SIDING TO BE REMOVED, RETAINED AND REPLACED IN ORIGINAL LOCATIONS OVER NEW WATERPROOFING.
- 7 NEW SLIDING BARN DOOR WITH PATINAED GALVANIZED STEEL CLADDING. BLIND EGRESS DOOR WITHIN SLIDING BARN DOOR.
- 8 EXISTING HISTORIC SLIDING BARN DOOR TO REMAIN. REFURBISH AS REQ.
- 9 EXISTING BARN DOOR TRACK TO BE REPLACED AND EXTENDED
- 10 NEW 3'-0" DOOR WITH SINGLE SIDE LITE TO REPLACE EXISTING DOOR
- 11 EXISTING DOOR TO BE REPLACED WITH NEW OUTSWINGING 3'-0" ACCESSIBLE DOOR FOR ADA AND FIRE EXITING REQUIREMENTS.
- 12 SILL AND SIDEWALK TO BE DROPPED IN ORDER TO FACILIATATE ACCESSIBLE TRANSITION INTO CAFE. SCAB PANEL TO BE ATTACHED TO BOTTOM OF EXISTING SLIDING DOOR TO FILL SPACE LEFT BY SIDEWALK LOWERING.
- 13 BLIND DOOR TO BE INSERTED INTO EXISTING SLIDING DOOR IN ORDER TO ALLOW ACCESS THROUGH SWING DOOR TO LEFT WHEN SLIDER IS IN OPEN POSITION.
- 14 WINDOW SILL TO BE RAISED IN ORDER TO ALLOW THE PASSAGE OF THE SLIDING DOOR. EXISTING WINDOW TO BE REPLACED WITH NEW DOUBLE HUNG WD. FRAMED WINDOW
- 15 POSITION OF NEW SLIDING DOORS WHEN IN OPEN POSITION
- 16 FAN UNIT BEYOND
- 17 PICCINO CAFE SIGNAGE TO BE RELOCATED FROM 801 22ND ST. TO THE PROPOSED NEW LOCATION. 1/2" RUSTED PLATE STEEL. SIGN 1'-6" X 3'-0". SEE A5.2 FOR SIGNAGE DETAILS
- 18 NEW ROOF DRAIN, INTERNAL RAIN LEADER AND SCUPPER AT STREET LEVEL TO REPLACE EXISTING DOWNSPOUT AND SCUPPER.
- 19 PICCINO SIGNAGE, SEE 5/A 6.1
- 20 DOOR TO BE PATCHED TO FILL DEMOLISHED CURB RAMP
- 21 PICCINO SIGNAGE, SEE 4/A 6.1

KEY

DETERIORATED HORIZONTAL SIDING TO BE REPLACED IN-KIND

PROPOSED NORTH ELEVATION 2

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



PROPOSED WEST ELEVATION 1

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

YELLOW BUILDING PROJECT
837-849 221H ST
SAN FRANCISCO

ALL DIMENSIONS TO BE V.I.F.
CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND

PROPOSED ELEVATIONS

DRAWING ISSUE:	DATE	DESCRIPTION
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A3.2



- NOTES:
- 1 STACKED SLIDING BARN DOORS AT OPEN POSITION
 - 2 PEDESTRIAN RAMP & STAIR

315 Linden Street

San Francisco, 94102

Ph 415.5517600

Fax 415.5517601

SAGAN PIECHOTA

architecture

Daniel Piechota, Architect

YELLOW BUILDING PROJECT

837-849 221H ST

SAN FRANCISCO

ALL DIMENSIONS TO BE V.I.F.

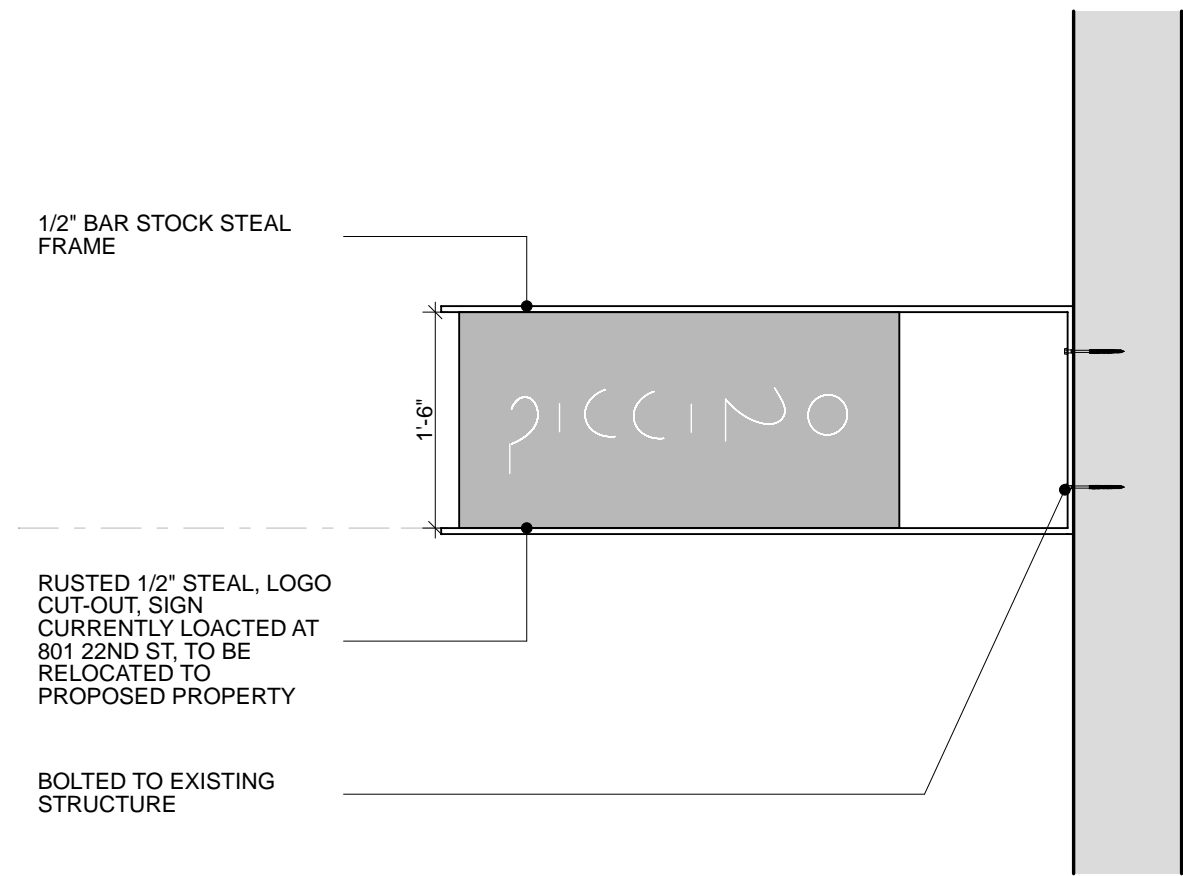
CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND

DRAWING ISSUE:		DESCRIPTION	
NO.	DATE	DESCRIPTION	
1	03/04/2010	PLANNING SUBMITTAL	
2	05/06/2010	PLANNING SUBMITTAL REV. 1	

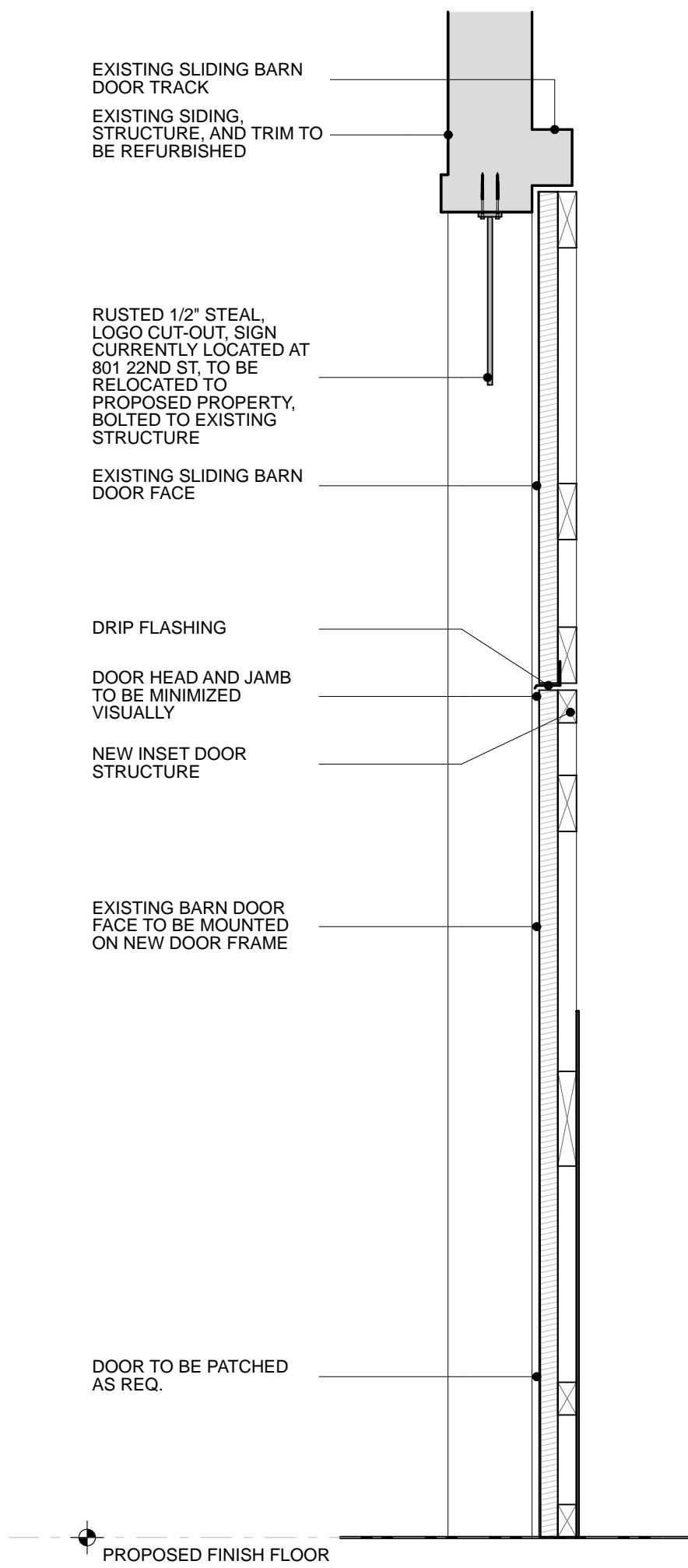
PROPOSED ELEVATION OPERABILITY	DATE: 12/18/2009	DRAWN BY: RP	CHECKED BY: DP
	SCALE: AS NOTED		

A3.3

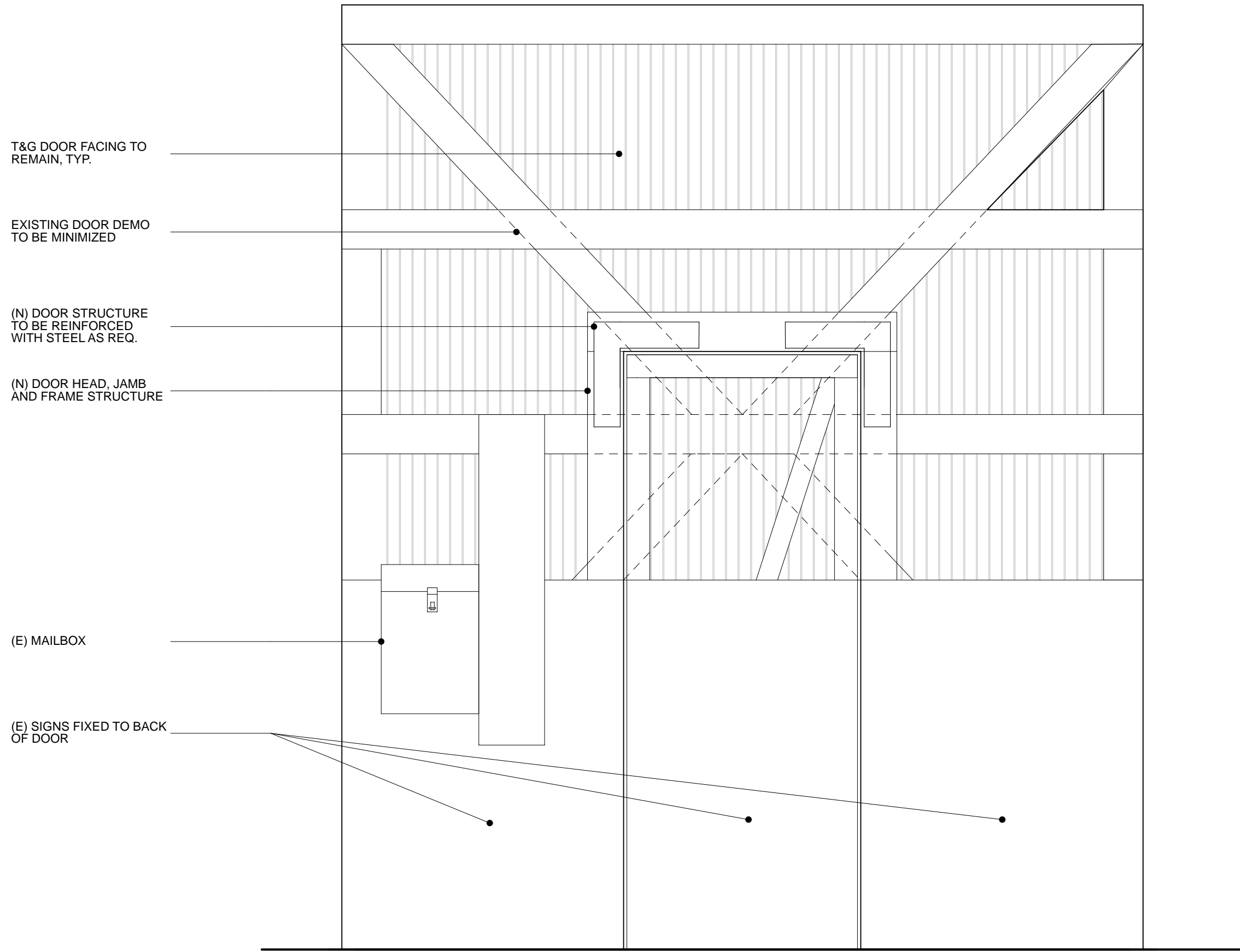
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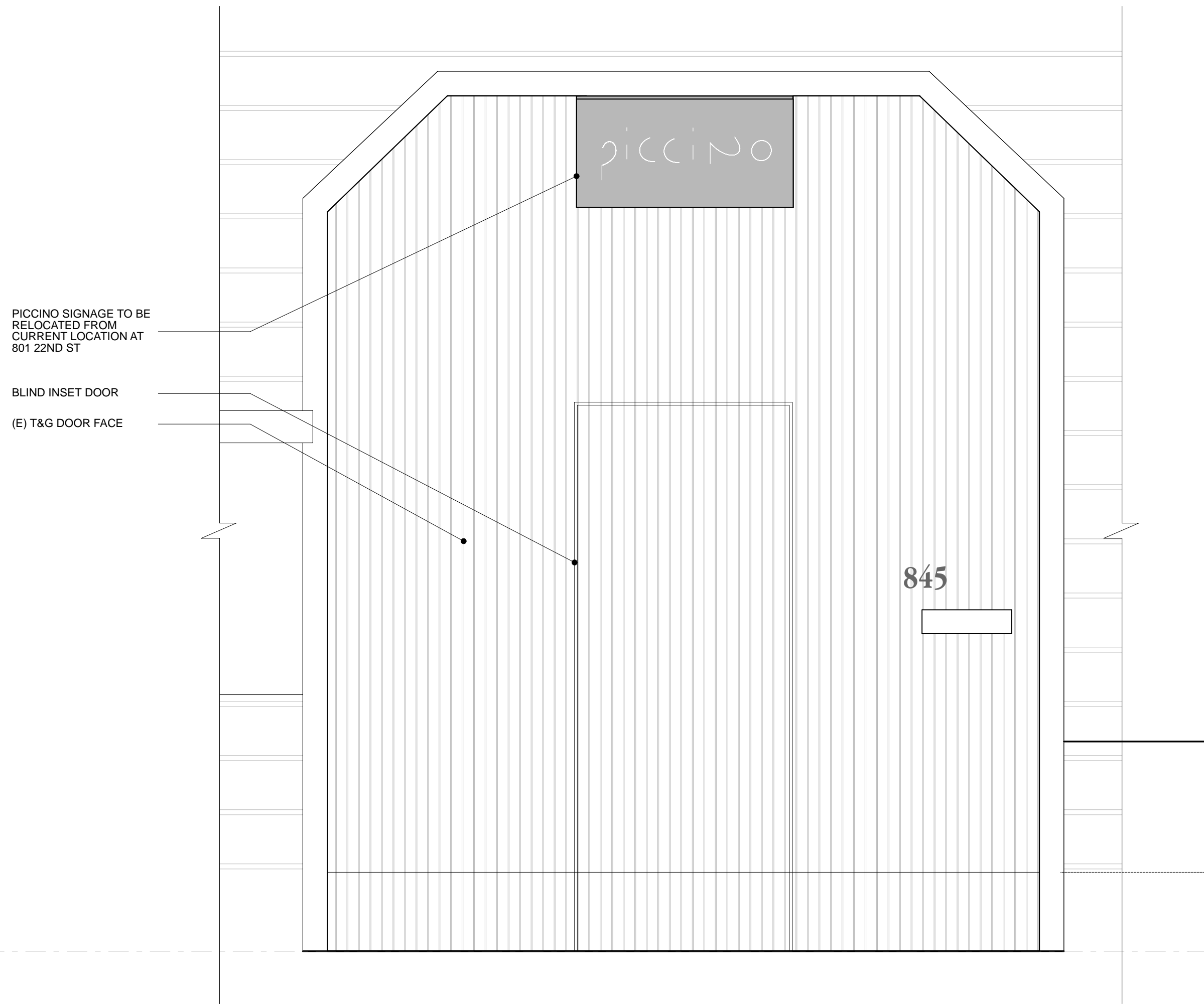
SIGNAGE ON MINNESOTA
SCALE: 3/4" = 1'-0" 5



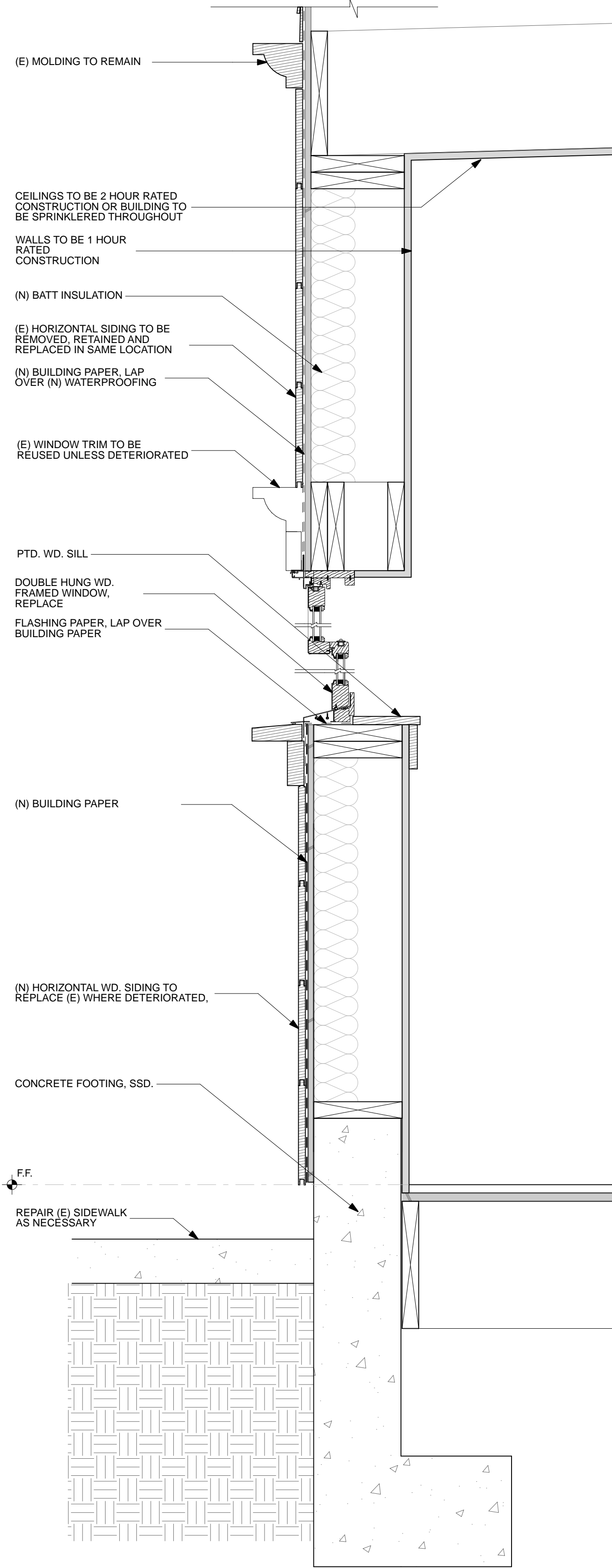
22ND ST. DOOR SECTION
SCALE: 3/4" = 1'-0" 4



INTERIOR ELEVATION OF 22ND ST BARN DOOR
SCALE: 3/4" = 1'-0" 3



INTERIOR ELEVATION OF 22ND ST BARN DOOR
SCALE: 3/4" = 1'-0" 2



TYP. WALL SECTION
SCALE: 1 1/2" = 1'-0" 1

DRAWING ISSUE:		DESCRIPTION	
NO.	DATE	PLANNING SUBMITTAL	PLANNING SUBMITTAL REV. 1
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2	05/06/2010		

EXTERIOR DETAILS		DATE: 12/18/2009	
		DRAWN BY: RP	CHECKED BY: DP
		SCALE: AS NOTED	